RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38066 FILE BOX "7"

BOOK 11590 PG. 857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

James V. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: Exp 05/27/2001

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES V. JONES ET UX 6401 Sugar Maple Lane Nashville, Tennessee 37221	Associates First Capital Mortgage Corporation 105 Decker Drive Irving, TX 75222-6586	155-8-A-64 9D 79347

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JUDITH P. VAUGHN, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES V. JONES AND WIFE, ANNA M. JONES** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 64 of Poplar Creek Estates, Phase I, of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Judith P. Vaughn by Quitclaim Deed from Danny L. Vaughn of record in Book 10369, page 983, Register's Office for Davidson County, Tennessee and being the same property conveyed to Danny L. Vaughn and wife, Judith P. Vaughn by deed from Poplar Creek Development Co., of record in Book 6837, Page 405, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive Covenants of record in Book 6474, page 346, amended in Book 6486, page 587; and Book 6474, page 354, amended in Book 6486, page 589, said Register's Office.
2. Declaration of covenants, conditions and restrictions, including but limited to liens for assessment of record in Book 6662, page 433, Register's Office for said County.
3. Restrictions contained in the deed from Morris A. Webb and wife, Eddie M. Webb to Poplar Creek Development Co. of record in Book 5349, page 921, said Register's Office.
4. The Plan of record in Book 6250, page 647, said Register's Office, shows an Owner's Certificate, minimum building setback lines, easements, open areas, landscape buffers and notes as set forth on the aforesaid recorded plat, to which reference is hereby made.
5. Storm detention agreement of record in Book 6613, page 705, said Register's Office.

Unimproved ( )
This is improved (X) property, known as **6401 Sugar Maple Lane, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand THIS 26 DAY OF JULY, 1999.

X Judith P Vaughn
JUDITH P. VAUGHN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUDITH P. VAUGHN, UNMARRIED** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that SHE executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26 day of July, 1999.

My Commission Expires: 5/26/02 _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

0616698
IDENTIF. + REFERENCE
99 JUL 27 PM 3:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11590 PG. 859

06116698

IDENTIF. & REFERENCE

99 JUL 27 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496126