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THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16814
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 187,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 1999.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS RYAN P. SHANE	(NEW OWNERS)	MAP 142-11-B
824 Magnolia Court East		PARCEL 30.00
Nashville, Tennessee 37221		FB# 9D82423

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARSHALL ROSS JONES, JR. AND WIFE, STEPHANIE L. JONES, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARRIE ANN SHANE AND HUSBAND, RYAN P. SHANE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 824 Magnolia Ct. East, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 1999.

MARSHALL ROSS JONES, JR.
BY CHIP FRIDRICH AS
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
BEING SIMULTANEOUSLY RECORDED HEREWITH.

STEPHANIE L. JONES
BY CHIP FRIDRICH AS
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
BEIJG SIMULTANEOUSLY RECORDED HEREWITH.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARSHALL ROSS JONES, JR. AND WIFE, STEPHANIE L. JONES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 1999.

My Commission Expires: _____

Notary Public

WARDEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Chip Fridrich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Marshall Ross Jones, Jr. and Stephanie L. Jones and is authorized by the said Marshall Ross Jones, Jr. and Stephanie L. Jones to execute this instrument on their behalf.

Witness my hand, at Office, this 30th day of September, 1999.

Notary Public

My Commission Expires:

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Magnolia Place, as of record in Plat Book 7900, page 729, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marshall Ross Jones, Jr. and wife, Stephanie L. Jones by deed from Brad Rosenblum of record in Book 9692, page 975, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 9367, page 807; (2) Charter of record in Book 9391, page 887; (3) Easements of record in Book 7788, page 977, Book 7803, page 640; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 729, said Register's Office.

06433369
99 OCT -5 PM 2:36
05-907 RECORDED 10/05/1999 0445

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0643369

INSTRUMENT NUMBER

99 OCT -5 PM 2:36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	
	187000.00
CON TX	691.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	706.90
CHECK	706.90

10/05/99 01 14:39 0001 6419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524301