WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES 7/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Josiah J. Jones	Pacific American Mortgage	61-15-374
(NAME) 1308 Newman Ave.	(NAME) 4144 North Central Expressway	15DZ 18550
(ADDRESS) Nash. Tn Tn 37214	(ADDRESS) Dallas, TX 75204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John L. Stephens and wife, Doris W. Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josiah J. Jones and wife, Trena P. 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 the westerly 70 feet front of Lot No. 272 and the northwesterly part of Lot 271 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for said County, described as follows:

Beginning at the southeast corner of Newman Avenue and "B" Street; thence with the easterly margin of "B" Street, southwardly 150 feet to the northwest corner of the property conveyed to Lealand Strong and wife, by deed from William Wilson Tune and wife, dated May 29, 1948, as of record in Book 1629, page 402, said Register's Office; thence with said Strong's northerly line, eastwardly 69 feet more or less to the westerly line of the five foot strip conveyed to John S. Duval, Sr., and by deed from William Wilson Tune and wife, dated May 29, 1948, as of record in Book 1633, page 187, said Register's Office; thence with said line, northwardly 140 feet to the southerly margin of Newman Avenue; thence with said Avenue westwardly 70 feet to the beginning.

Being the same property conveyed to John L. Stephens and wife, Doris W. Stephens, by deed from William Wilson Tune and wife, Mattie Louise Tune, of record in Book 3983, page 435, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1308 Newman Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 6th day of October 1999

John L. Stephens By Doris W. Stephens

Doris W. Stephens

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 Doris W. Stephens

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 6th day of October 1999.

Commission expires 9/23/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Doris Stephens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for John L Stephens, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) John L. Stephens, the bargainor(s), by the said Doris Stephens, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 6th day of October, 1999.

Notary Public

My Commission Expires: 9/23/2000

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantor; Plan of record in Book 332, page 101; all in the Register's Office for Davidson County, Tennessee.

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ENLINCE
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11696 PAGE 656

CC	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MC	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MC TX	STATE TAX MORT
TD	TRUST DEED	CPEE	COMPUTER FEE	PBFEE	PROBATE FEE

06/1803

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OCT -3 PM 1:53

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525816