This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5361 PAGE 430

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest S. Jakes et ux	First Tennessee Bank N. A. Memphis	Map 83-7
(NAME)	(NAME)	
	P. O. Box 474	Parcel 207
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ...Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Ernest S. Jakes and wife, Valerie Ann Jakes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jerry L. Crips and wife, Wanda F. Crips

have this day bargained and sold, and do hereby transfer and convey unto the said Ernest S. Jakes and wife, Valerie Ann Jakes

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 on the Map of Part One, Hanley Subdivision, of record in Book 1424, page 33, Register's Office for said County.

Said Lot No. 14 fronts 75 feet on the westerly side of Riverside Drive and extends back 195.24 feet on the northerly line and 185.06 feet on the southerly line to the easterly line of the L. & N. R.R. right-of-way, measuring 75.06 feet thereon.

Being the same property conveyed to Jerry L. Crips and wife, Wanda F. Crips, by deed from Charles F. Toney and wife, Allie Bell Toney, of record in Book 4972, page 659, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, 50-foot building setback line from Riverside Drive and conditions of Owner's Certificate of record in Book 1424, page 33, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 6th day of November 19 78

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 912 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. , except for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this sixth *day of* November, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry L. Crips

Wanda F. Crips

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Jerry L. Crips and wife, Wanda F. Crips

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* sixth *day of* November, *19* 78

Nancy L Kath *Notary Public*

Commission expires 4/18/82

NANCY L. KATH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

NOV-8 78	CONV	30,000.00			
NOV-8 78	S'TAX		B*	78.00	
NOV-8 78	PR'FEE		B*	.50	
NOV-8 78	W'DEED		B*	4.00	* 82.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 83484

FROM Jerry L. Crips et ux

TO Ernest S. Jakes et ux

E 99070

IDENTIF. REFERENCE

Nov 8 1 26 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627