BOOK 7071 PAGE 946

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN
37013 NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBER
Ruby F. Jenkins, unmarried (NAME)	National Mortgage Company (NAME)	049-0
5463 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	49.00
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, WE, Howard W. Sinclair and wife, Mollie Sinclair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby F. Jenkins, unmarried

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 the 14th Civil District of Davidson County, Tennessee, known as Lot No. 3 on the Map of W.H. Thompson's unrecorded Subdivision at Whites Creek in said County, and described, as follows:

Beginning at a point in the center of Buena Vista Pike, corner to Lot No. 2 and 250 feet south of the church property; thence south 82 1/2 degrees West 250 feet to a stake, corner to Lot No. 2 in W.H. Thompson's line; thence South 9 degrees East 100 feet to a stake corner to Lot No. 4; thence North 82 1/2 degrees East 250 feet to a point in the center of Buena Vista Pike, corner to Lot No. 4; thence with center of said Pike North 9 degrees West 100 feet to the beginning, containing 0.57 acres, according to a survey by J.R. Scott, County Surveyor of Robertson County, Tennessee, in 1951.

Being the same property conveyed to Howard W. Sinclair et ux Mollie Sinclair by deed of record in Book 6850, Page 38, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Howard W. Sinclair et ux Mollie Sinclair by Frances E. Fornof as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ____, Page ____, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 5463 Buena Vista Pike, Nashville, TN 37218
(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 hands this 15th day of December, 19 86

Howard W. Sinclair By: Frances E. Fornof — Howard W. Sinclair
Frances E. Fornof, Attorney-in-fact

Mollie Sinclair By: Frances E. Fornof — Mollie Sinclair
Frances E. Fornof, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

Dec 17 10 35 AM '86

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 th day of December, 1986 before me personally appeared Frances E. Fornof to me known to be the person who executed the foregoing instrument in behalf of Howard W. Sinclair et ux, Mollie Sinclair, and acknowledged that she executed the same as the free act and deed of the said Howard W. Sinclair et ux, Mollie Sinclair through Power of Attorney granted her by the said Howard W. Sinclair et ux, Mollie Sinclair.

Commission expires: 11/1/87

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54500.00 CONT.	
			152.00 CSTAX	
			.50 RPTF	
			6.00 MTG	
			CHECK	152.50
			0046A12/17/86 TAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

738 00

IDENTIFICATION REFERENCE

DEC 17 10 35 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 23808