Box 8/CG

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Herbert Jenkins, Jr. 1415 Pennock Avenue Nashville, TN 37207	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030	MAP 71-11 PAR 236 12DA-42724

WARRANTY DEED BOOK 7287 PAGE 537

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce S. Davenport Sadler and husband Malcolm F. Sadler hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Herbert Jenkins, Jr. and wife, Audrey D. Jenkins hereinafter called the Grantee, Grantee's 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 Lots No. 213 & 214 on the plan of The Highland Land Co's Subdivision, of record in Book 421, page 14, Register's Office for said County.

SAID Lots 213 & 214 adjoin and together front 50 feet on the easterly margin of Pennock Avenue and extends back between parallel lines a distance of 175 feet to an alley in the rear.

Being the same property conveyed to Joyce S. Davenport by deed from A. A. Agee and Mary E. Agee of record in Book 3987, page 5, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

42707

IDENTIFICATION REFERENCE

JUL 6 9 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 1415 Pennock Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of July, 19 87.

Malcolm F. Sadler
Malcolm F. Sadler

Joyce S. Davenport Sadler
Joyce S. Davenport Sadler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of July, 19 87, before me personally appeared Joyce S. Davenport Sadler and Malcolm F. Sadler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,400.00.

Herbert Jenkins Jr.
Affiant

Subscribed and sworn to before me, this the 1st day of July, 1987.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Joyce S. Davenport Sadler
and husband Malcolm F. Sadler

to:
Herbert Jenkins, Jr. and wife,
Audrey D. Jenkins

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7287 PAGE 539

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
			57400.00-	CAT1.
			160.72	CSTAX
			.50	PREE
			6.00	MDED
			CHECK	167.22-
			6423A07/06/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.27.07

IDENTIFI REFERENCE

JUL 6 9 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100666