THIS INSTRUMENT PREPARED BY:
Joseph B. Pitts, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 7301 PAGE 488

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Drake		83-3-106
(NAME) 1223 North First Street	(NAME) Same	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Leonard B. Jenkins and wife, Hester Jenkins

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph Drake

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 140 in Sharpe and Horn's Second Addition to Nashville, Tennessee, a Plan of which is of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Leonard B. Jenkins and wife, Hester Jenkins, by deed from Raymond Leslie Summers and wife, Carol Ann Summers, of record in Book 7015, page 336, Register's Office for Davidson County, Tennessee.

47447

IDENTIFICATION REFERENCE

JUL 21 2 25 PM 1987

MAIL CHK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 1st *day of* July 19 87

My commission expires 4/17/88 *(Affix Seal)*

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Affiant Ralph L. Drake

Notary Public Margaret L. Moran

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 1116 North Second Street *(House Number)* *(Street)* Nashville, Tennessee 37207 *P.O. Address* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

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 1st *day of* July, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard B. Jenkins
LEONARD B. JENKINS

Hester Jenkins
HESTER JENKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Margie DeMoss, *a Notary Public in and for said County and State* LEONARD B. JENKINS AND WIFE, HESTER JENKINS

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* July, *19* 87.

Margie DeMoss *Notary Public*

Commission expires 4/17/88

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM
LEONARD B. JENKINS AND WIFE,
HESTER JENKINS

TO
RALPH DRAKE

WEBB REALTY COMPANY
914 NORTH FIRST STREET
NASHVILLE, TENNESSEE 37207
BOX 8044
PHONE 262-0713

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

[illegible]- CAPT.
46.50 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 51.00-
183UAC 7/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47447.

IDENTIFICATION REFERENCE

JUL 21 8 25 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 105958