...lle Box 87 JCD

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:
Connie S. Kouba	Union Planters National Bank	MAP 128-15
877 Stirrup Drive		PARCEL 7
Nashville, TN 37221	P.O. Box 470	9D-65836
	Memphis, Tennessee 38101	

WARRANTY DEED

BOOK 7368 PAGE 416

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, Policarpo S. de Jesus and wife, Virginia C. Morales de Jesus hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Connie S. Kouba, unmarried 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 Lot No. 342 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.

SAID Lot No. 342 fronts 100 feet on the westerly margin of Stirrup Drive and extends back 357.8 feet on the northerly line and 370.9 feet on the southerly line to a dead line in the rear, measuring 100.85 feet thereon.

BEING the same property conveyed to Policarpo S. de Jesus and wife, Delia de Jesus by deed from Hillsboro Builders, Inc., of record in Book 4992, page 676, said Register's Office. Policarpo S. de Jesus and Delia de Jesus were divorced by the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 96443. Pursuant to Final Decree of said Court, the property was divested from Delia de Jesus and vested in Policarpo S. de Jesus. A certified copy of said Decree is of record in Book 5777, page 801, said Register's Office. Policarpo S. de Jesus has since remarried. For the purpose of creating a tenancy by the entirety, Policarpo S. de Jesus conveyed an interest in subject property to Virginia C. Morales de Jesus by quitclaim deed of record in Book 5858, page 688, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 4643, page 946, Book 5057, page 885, and Book 5440, page 138, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~not~~) improved property, known as ~~877 Stirrup Drive, Nashville, TN 37221~~.

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 30th day of September, 1987.

Virginia C. Morales de Jesus

Policarpo S. de Jesus

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September, 1987, before me personally appeared Policarpo S. de Jesus and wife, Virginia C. Morales de Jesus, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7368 PAGE 417

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 $ 145,000.00.

Connie S. Kouba
Affiant

Subscribed and sworn to before me, this the 30th day of September, 1987.

My Commission Expires: 10-24-88 _____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Policarpo S. de Jesus and wife,
Virginia C. Morales de Jesus

to:
Connie S. Kouba, unmarried

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

TN-27044

OCT 1 11 19 AM '87
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7049

file box 8/ich

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7368 PAGE 418

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

145000.00- CAMT.
406.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 412.50-
8588A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70446

IDENTIFICATION REFERENCE

Oct 1 11 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22130

418