FILE BOX 38 #6803

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7558 PAGE 138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. JENKINS, SR. (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 120-2
933 Havenhill Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 13
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	FB #2DA55005

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, CECIL RAY RICH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. JENKINS, SR. and wife, SHIRLEY A. JENKINS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 128 on the Plan of Miro Meadows, as of record in Plat Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Cecil Ray Rich and wife, Eva Alice Rich, by deed from Paul W. Burke and wife, Betty Joe Burke, of record in Book 3927, page 759, said Register's Office, the said Cecil Ray Rich and Eva Alice Rich having since divorced. The said Eva Alice Rich, one and the same as Eva Alice Webster having conveyed her interest in the property to Cecil Ray Rich by quitclaim deed being recorded simultaneously herewith.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1424, pages 94 and 95, said Register's Office.

35297

IDENTIFICATION REFERENCE

JUN 1 8 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9956 06/01 0101 03CHECK 115.70

unimproved ( )
This is improved(X) property, known as 1020 Kipling Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of May, 1988

Cecil Ray Rich

CECIL RAY RICH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7558 PAGE 139

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecil Ray Rich, unmarried with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of May, 1988.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

James R. Jenkins, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 1988.

MY COMMISSION EXPIRES 3/11/91 (AFFIX SEAL)

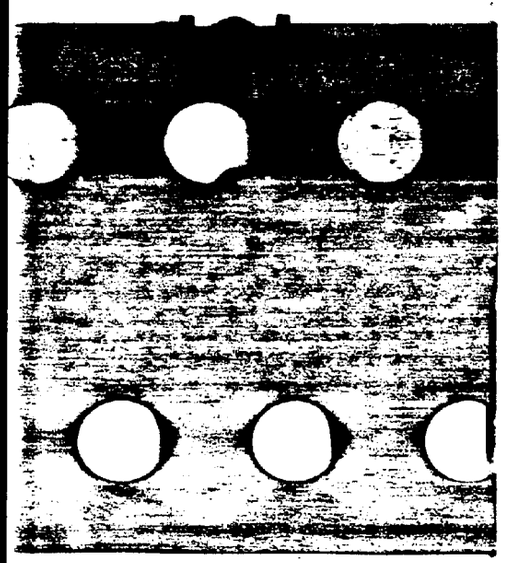
Notary Public

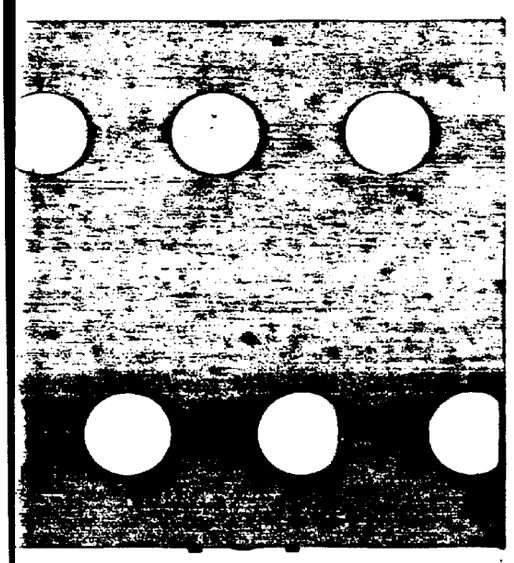
WARRANTY DEED

FROM CECIL RAY RICH, unmarried

TO JAMES R. JENKINS, SR. and wife, SHIRLEY A. JENKINS

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 140

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

CAMT 39000.00
CON TX 109.20
PRFEE 0.50
WDEED 6.00
TOTAL 115.70
CHECK 115.70

06/01/88 01 09:30 0001 9956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35297

IDENTIFICATION REFERENCE

JUN 1 8 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96872