Prepared by: Milton W. Smith, Jr., Attorney
4301 Hillsboro Rd. (#330)
Nashville, TN

MORTGAGEE: NONE

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| BOYD JACOWAY, SR. AND WIFE, JODIE | JACOWAY | MAP 116-16-B |
| NAME: P.O. Box 120367 | NAME: (Same) | PARCEL 12 |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE 37212 TENN. (CITY) (P.O. ZONE) (STATE) | (STREET ADDRESS) (CITY) (ZONE) (STATE) | 7DA-91190 |

*FOR AND IN CONSIDERATION of the sum of* Ten and 00/100 ($10.00) *Dollars,*

Cash in hand paid by this Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BOOK 7576 PAGE 180

Iroquois Associates, a joint venture composed of Ed Childer's, Campbell Brown, Bruce G. Davis and Robert M. Barnett, hereinafter called Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Boyd Jacoway, Sr. and wife, Jodie Jacoway, hereinafter called Grantees, their /(~~his/her~~)/ heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 12 on the Plan of Second Revision, The Iroquois of Nashville, as of record in Book 6900, pages 61 and 62, Register's Office for said county, to which reference is here made for a more complete description of said lot.

Being part of the property conveyed to Grantor by deeds of record in Book 6364, page 636, as corrected in Book 6554, page 674, and in Book 6557, pages 776 and 779, said Register's Office.

Said Lot No. 12 is conveyed subject to covenants, conditions, restrictions, and By-Laws of record in Book 6657, page 683, in Book 6684, page 243, and in Book 6820, page 732, said Register's Office, to storm water detention agreement in Book 6400, page 650, said Register's Office; and to matters as shown on said plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,250.00

Subscribed and sworn to before me, this the 15th day of June, 1988

Affiant

My commission expires: 1-10-89
(Affix Seal)

Notary Public

unimproved(XX)
This is improved ( ) property, known as 123 Wentworth Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantees, their /(~~his/her~~)/ *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.*, except as stated herein and for 1988 property taxes which have been prorated and payment thereof assumed by Grantees.

We *further covenant and bind* ourselves, our successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their /(~~his/her~~)/ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 15th *day of* June *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Iroquois Associates, a
Joint Venture, by:

Edward J. Childers
EDWARD J. CHILDERS, JR. (ED CHILDERS)

Bruce G. Davis
BRUCE G. DAVIS

X Campbell Brown
CAMPBELL BROWN

X Robert M. Barnett by Charles C. Brown Jr.
ROBERT M. BARNETT

BY: CHARLES C. BROWN, JR., ATTORNEY-IN-FACT FOR ROBERT M. BARNETT, OF RECORD IN BOOK 6889, PAGE 80, RODCT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personallly appeared before me,* the undersigned *a Notary Public in and for said County and State,* Edward J. Childers (Ed Childers), Bruce G. Davis, and Campbell Brown, the joint venturers of Iroquois Associates,

*the within named bargainor,* , *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 15th *day of* June, 88.

*Commission expires* 1-10-89

Karen A. Harris
*Notary Public*

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, 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

6891 06/17 0101 03CHECK 214.26
*Notary Public*

*Commission expires* .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles C. Brown, Jr., to me know to be the person who executed the foregoing instrument as attorney-in-fact for Robert M. Barnett, and who acknowledged that he executed the same as the free act and deed of the said Robert M. Barnett.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1988.

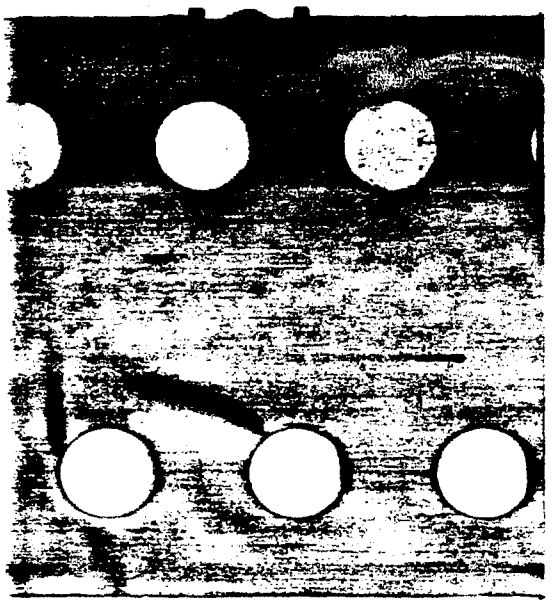
My Commission Expires:

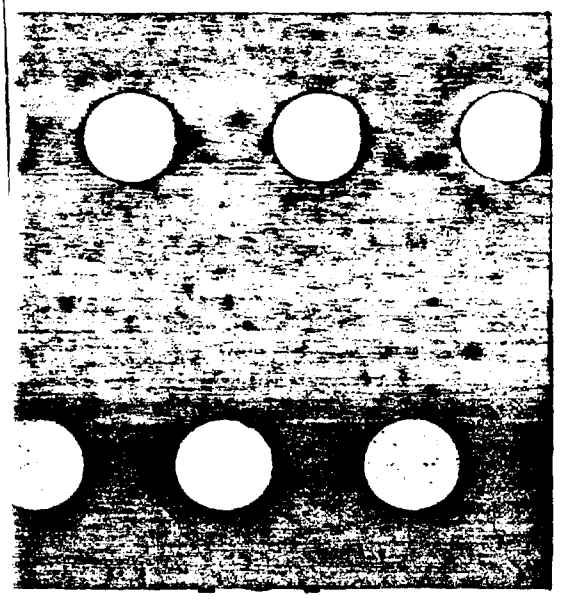
1-10-89

Karen A. Harris
NOTARY PUBLIC

WARRANTY DEED
FROM
TO
IDENTIFICATION REFERENCE
JUN 17 11 32 AM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
41322

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7576 PAGE 182

| | | |
|---|---|---|
| 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 74250.00
CON TX 207.76
PRFEE 0.50
WDEED 6.00
TOTAL 214.26
CHECK 214.26

06/17/88 01 11:36 0001 6891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41322

IDENTIFICATION REFERENCE

JUN 17 11 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103705