BOOK 7578 PAGE 156

MORTGAGEE:
Mr. & Mrs. Douglas E. Ridings
4556 Andrew Jackson Parkway
Hermitage, TN 37076

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

John F. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 88

Notary Public

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Jacobs (NAME)	SAME (NAME)	MAP 75-13
252 Bonnalyn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 57
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Douglas E. Ridings and wife, Jean L. Ridings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Jacobs and wife, Joan Jacobs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 218 on the Map of Hermitage Hills Subdivision, Section 2, as of recod in Book 2900, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 218 fronts 80 feet on the southwesterly margin of Bonnalyn Drive and runs back 148.9 feet on the easterly line and 148.5 feet on the westerly line to a dead line in the rear and measures 80 feet thereon.

BEING the same property conveyed to Douglas E. Ridings and wife, Jean L. Ridings by deed from R. R. Mincy and wife, Mariam Mincy, of record in Book 3158, page 381, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 2992, page 53, as amended in Book 2998, page 231, Register's Office for said County, and all other easements and building lines of record.

41985.

IDENTIFICATION REFERENCE

JUN 21 8 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

7720 06/21 0101 03CHECK 199.70

This is improved (XX) unimproved ( ) property, known as 252 Bonnalyn Drive, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 18th day of June, 19 88

Douglas E. Ridings

Jean L. Ridings

STATE OF TENNESSEE
County of Davidson

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Ollie Mai Parsley

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Douglas E. Ridings and wife, Jean L. Ridings

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

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 18th day of June, 19 88

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

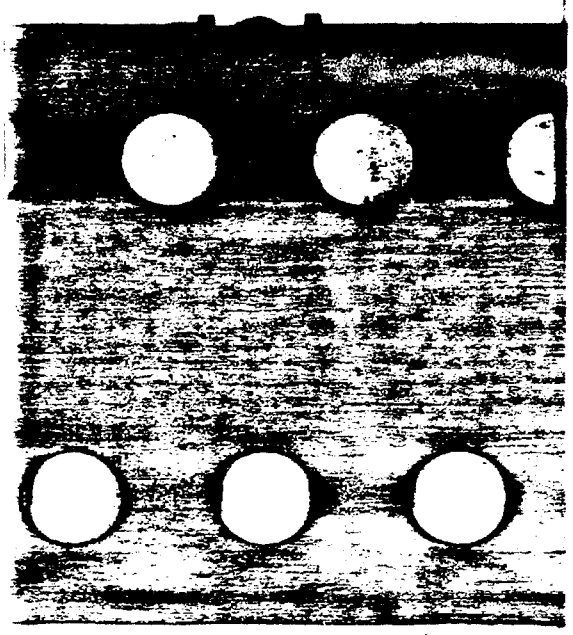
Douglas E. Ridings and wife, Jean L. Ridings

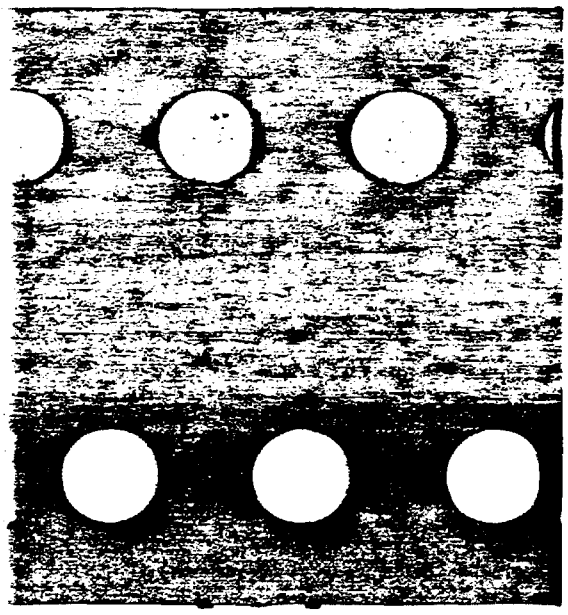
TO

John F. Jacobs and wife, Joan Jacobs

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





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 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 69000.00
				CON TX 193.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 199.70

CHECK 199.70
06/21/88 01 08:17 0001 7720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41985

IDENTIFICATION REFERENCE

JUN 21 8 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104520