FILE BOX 45

STATE OF TENNESSEE BOOK 7928 PAGE 894
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,609.48

Dale Jaggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1989

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dale Jaggers (NAME)	CityFed Mortgage Co. (NAME)	MAP 75-11
1000 Rachel's Square Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 276
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	04D91301

FOR AND 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, John M. Esslinger and wife, Jane E. Esslinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale Jaggers, a married Person

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. 103-B on the Plan of the Zone Lot Division of Lots 80 thru 101 and 103 through 107, Rachel's Square, Section 2, of record in Plat Book 6250, page 542, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John M. Esslinger and wife, Jane E. Esslinger, by deed from Marion Thurman, of record in Book 7872, page 805, said Register's Office. See also Book 6808, page 594, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6519, Page 512; Book 6619, page 777; Book 6455, page 135 and Plat Book 6250, page 542, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by John M. Esslinger, unmarried, and Marion Thurman and wife, Eva M. Thurman, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated March 18, 1986, and filed for record in Book 6808, Page 597, Register's Office for said County, with an unpaid principal amount of approximately $ 53,609.48, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 1000 Rachel's Square 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 heir 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 covey 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 30th day of August, 1989

Jane E. Esslinger
Jane E. Esslinger

John M. Esslinger
John M. Esslinger

BOOK 7928 PAGE 895

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~John M. Esslinger and wife, Jane E. Esslinger~~ (or proved to me on the basis of satisfactory evidence) the bargainors, 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 Nashville, Tennessee, this 30th day of August, 1989.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath/(their several oaths) acknowledged himself/(themselves) to be the _____ and _____ respectively of the within named bargainor, and corporation, and that (he)/(they) as such _____ and _____ being authorized so to do, execute 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 _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

John M. Esslinger
~~Jane E. Esslinger~~

TO

~~Dale Jaggers~~

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

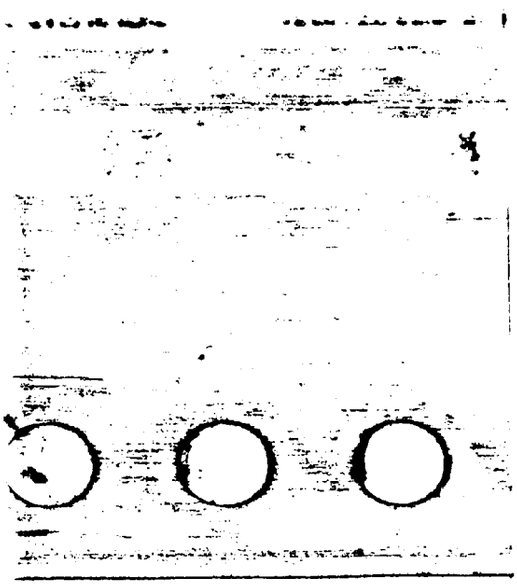
IDENTIFICATION REFERENCE

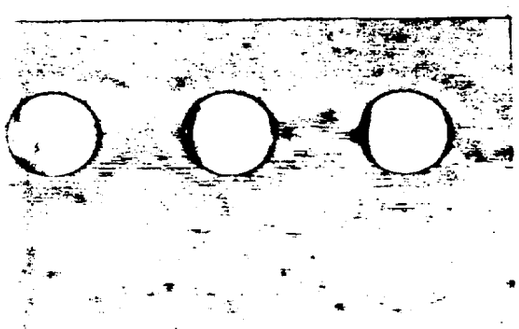
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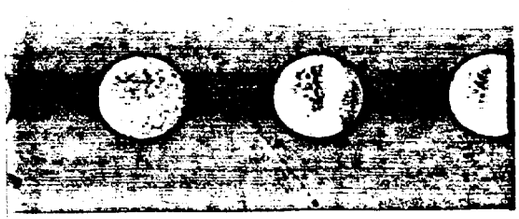
SEP 1 10 20 AM '89

DAVIDSON COUNTY, TN

0847 09/01 0101 03CHECK 183.88







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 896

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	53609.48
CON TX	176.88
PRFEE	1.00
WDEED	6.00
TOTAL	183.88
CHECK	183.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 20 0001 0847

62849

IDENTIFI REFERENCE

SEP 1 10 20 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244883