Box 81 pb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
J. David Jarrard
1312 Howard Avenue
Nashville, TN 37216

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
MAP 72-3
PARCEL 231
15DZ 10115

WARRANTY DEED BOOK 7948 PAGE 269

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, Estate of Frances Richards hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. David Jarrard and wife, Brenda R. Jarrard 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 the easterly 125 feet of Lot No. 152 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

SAID property fronts 125 feet more or less on the southerly margin of Howard Avenue and extends back 206 feet more or less on the southeasterly line and 163 feet more or less on the westerly line to a point of intersection.

BEING the same property conveyed to Frances Richards by Will of record from Sina Biles of record in Book 5806, page 725, said Register's Office. Frances Richards has since died and by Will of record in Will Book 166, page 312, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Mary Ann McPherson as Executrix with instructions to sell; this conveyance being pursuant to the provisions of the will and by further authorization of the Probate Court of Davidson County, Docket No. 92329.

This is (un)improved property, known as 1312 Howard Avenue, Nashville, TN 37216.

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 25th day of September, 19 89.

Estate of Frances Richards
By: Mary Ann McPherson
Mary Ann McPherson, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of September, 19 89, before me personally appeared Mary Ann McPherson, 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 she executed the same as her free act and deed.

My Commission Expires: 9-26-92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7948 PAGE 270

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 _____

The actual consideration or value, whichever is greater, for this transfer is $ 77,700.00.

J. David Ivey
Affiant

Subscribed and sworn to before me, this the 25th day of Sept., 1989

My Commission Expires: 9-26-92

_____
Notary Public

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

from:

to:

9124 09/28/89 0101 03CHECK 263.41

SEP 28 3 06 PM '89

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

6 9 8 7 3

File Box 8 1pp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7948 PAGE 271

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 77700.00
CON TX 256.41
PRFEE 1.00
WDEED 6.00
TOTAL 263.41
CHECK 263.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06 0001 9124

6 9 8 7 3

IDENTIFICATION REFERENCE

SEP 28 3 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253062