SEND TAX BILLS TO:

SAME

NAME AND ADDRESS OF NEW OWNERS:

JAMES E. JEAN
206 GRESHAM LANE
MURFREESBORO, TN 37129

Mail

THIS INSTRUMENT PREPARED BY:

KEN BURGER,
Attorney at Law
BURGER, FLY & McFARLIN
301 N. Spring St.
Murfreesboro, TN 37130
(615) 896-4154; 256-8465

MAP 82-7
PARCEL 132

6375 07/02 0101 03CHECK 120.85

WARRANTY DEED

FOR AND IN CONSIDERATION of the Grantees forgiveness of a certain promissory note dated October 30, 1989 executed by the undersigned Grantor, BETTY JEAN COLEMAN, in favor of JAMES E. JEAN and wife, BARBARA F. JEAN, in the amount of $34,000.00, secured by Deed of Trust which will be cancelled and released upon the execution and recordation of this instrument.

I the undersigned, BETTY JEAN COLEMAN, have this day bargained and sold and do hereby transfer and convey unto JAMES E. JEAN and wife, BARBARA F. JEAN, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> BEING the westerly 10.0 feet of Lot No. 9, all of Lot No. 10 and the easterly 25.0 feet of Lot No. 11 on the Plan of Humphrey Pierce's Addition to East Nashville, as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 9, all of Lot No. 10 and part of Lot No. 11 front together 75.0 feet on the southerly side of Wilburn Street and run back between parallel lines 91-1/2 feet, more or less, to an alley.
>
> BEING the same property conveyed to BETTY JEAN COLEMAN by warranty deed of record in Deed Book 7972 at page 642 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the said appurtenances, estate and title thereunto belonging, unto the said JAMES E. JEAN and wife, BARBARA F. JEAN, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good and lawful

right to convey the same and that it is unencumbered except by lien of 1990 county taxes which are not yet due and payable which the grantees agree to pay when due.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

This warranty deed is executed in lieu of foreclosure, it being understood that the above described note is cancelled upon the execution and delivery of this deed and the Deed of Trust which secured that $37,000.00 obligation is satisfied and will be released.

IN WITNESS WHEREOF, the said grantors having executed this instrument this the 26 day of June, 1990.

Betty Jean Coleman
BETTY JEAN COLEMAN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named BETTY JEAN COLEMAN, with whom I am personally acquainted, and who acknowledged that she executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 26th day of June, 1990.

NOTARY PUBLIC

My Commission Expires: _____

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 34,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James E. Jean
AFFIANT

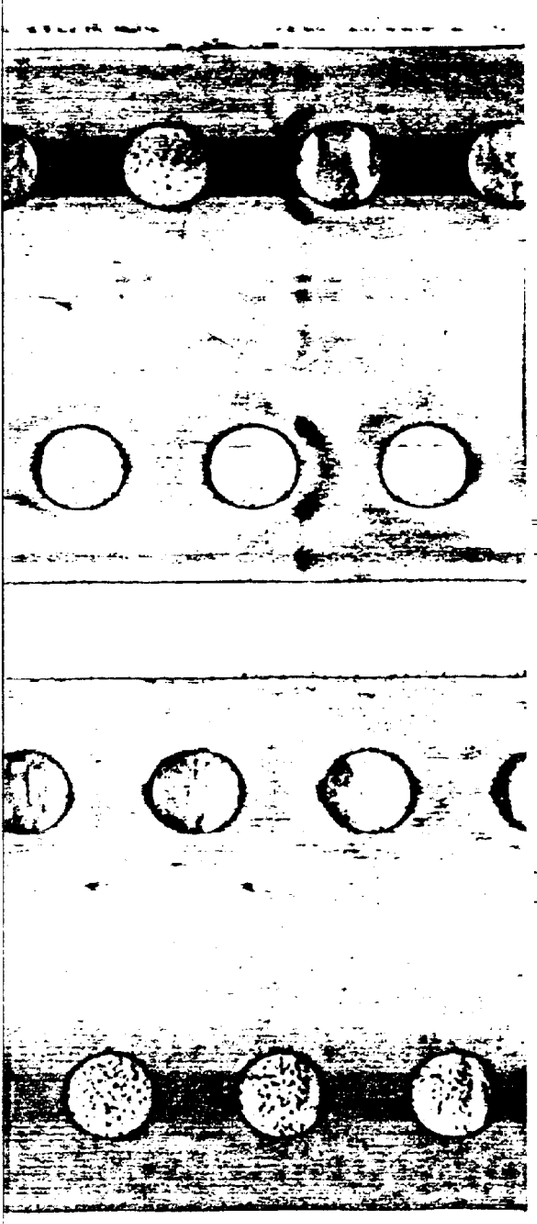
Subscribed and sworn to before me, this 2nd day of July, 1990.

B. Edwards - Dep. Clg.
NOTARY PUBLIC

My Commission Expires: _____

FILED FOR RECORD
JUL 2 11 33 AM '90
REGISTER'S OFFICE

38295



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

RECEIVED OF _____

FOR _____

BOOK 8143 PAGE 341

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34500.00
CON TX 113.85
PRFEE 1.00
WDEED 6.00
TOTAL 120.85
CHECK 120.85

07/02/90 01 11:35 0001 6395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30293

PRESENT FOR REFERENCE

JUL 2 11 33 AM '90

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

No. 333294