PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30226)

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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 82,000.00

Affiant

Sworn and subscribed before me this
3rd day of August, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
Jeffrey Alan Jenkins	Sears Mortgage Corporation	104-15-278
2701 West Linden Avenue	2500 Lake Cook Road	24W 10525
Nashville, TN 37212	Riverwoods, IL 60015	

WARRANTY DEED

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, the undersigned **Anne Elizabeth Lokey and spouse, James H. Lokey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Alan Jenkins, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lokey Subdivision, of record in Book 6200, Page 958, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the southerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back between parallel lines 192 feet to a dead line; Together with and subject to an ingress/egress easement over and across a portion of Lot No. 2, as shown on said Plan.

Being the same property conveyed to Ruth Davis, unmarried, by deed from Reams Farmer, Jr. and wife, Marguerite W. Farmer, of record in Book 2152, Page 103, said Register's Office. The said Ruth Davis has since died, and devised said property of Anne Elizabeth Lokey by her will, which is of record in Will Book 170, Page 592, Probate Court Clerk's Office for Davidson County, Tennessee.

Ratification of Plat: The Owner's Certificate on the Plan of Lokey Subdivision of record in Book 6200, Page 958, Register's Office for Davidson County, Tennessee, was signed by James H. Lokey, Executor. By the execution of this deed Ann Elizabeth Lokey ratifies the signing of said Owner's Certificate by James H. Lokey, Executor.

Declaration of Easements: The Ingress and Egress easement shown on the Plan of Lokey Subdivision of record in Book 6200, Page 958, Register's Office for Davidson County, Tennessee is dedicated to the owners, their heirs and assigns, of Lots Nos. 1 and 2 on said Plan as a joint or common driveway easement for the benefit of both lots and is to run with the title of each lot.

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN Aug 6 10 27 AM '90

IDENTIFICATION REFERENCE 47205.

This is improved property, known as: 2701 West Linden Avenue, Nashville, TN 37212

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 1990.

Anne Elizabeth Lokey
Anne Elizabeth Lokey

08/06 0101 03CHECK 277.60
James H. Lokey

State of Tennessee
County of Davidson

On this 3rd day of August, 1990, before me the undersigned authority, personally appeared Anne Elizabeth Lokey and James H. Lokey, 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 they executed the same as their free act and deed.

My Commission Expires: 9/26/92

Notary Public

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

W & I 12/89

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 596

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 82000.00
CON TX 270.60
PRFEE 1.00
MDEED 6.00
TOTAL 277.60
CHECK 277.60

08/06/90 01 10:30 0001 7307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47205

IDENTIFT REFERENCE

AUG 6 10 27 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 343772

