WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $11,500.00.

Affiant

Sworn to and subscribed before me this 4 day of Sept, 1990.

Notary Public

My Commission Expires: 1-9-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Sept 1990
Deputy Register

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
J. B. K. Co. 210 25th Avenue, North Nashville, Tennessee 37203	Same
Map - Parcel Number:	
Map 81-7, Parcel 166	

SEP 4 12 26 PM '90

54538

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ROYCE T. ANKENBAUER, SARAH ANN BAKER and PATRICIA DAY, heir-at-law of Sarah Idell Ankenbauer, deceased, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto J. B. K. CO., hereinafter called grantee, its successors 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 Lot No. 62 on the map of George Shields' Second Addition to North Nashville as of record in Book No. 57, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the southerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sarah Idell Ankenbauer and Robert Scott, Sr., by deed from E. W. McDonald and wife, Lucy Maud McDonald, of record in Book 1279, page 129, Register's Office for Davidson County, the said Robert Scott, Sr., having quitclaimed his interest in said property to Sarah Idell Ankenbauer by deed of record in Book 4406, page 778, said Register's Office; the said Sarah Idell Ankenbauer having since died.

This is improved property known as 1707 Seifried Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to

the Grantee, its successors and assigns forever; and we do covenant with the said grantee that we are lawfully seised 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 grantee, its successors 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 hands this 4 day of Sept, 1990.

ROYCE T. ANKENBAUER

SARAH ANN BAKER

PATRICIA DAY

5601 09/04 0101 03CHECK 44.95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Royce T. Ankenbauer, Sarah Ann Baker, Patricia Day, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 4 day of Sept, 1990.

NOTARY PUBLIC

My Commission Expires: 1-9-92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 243

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	11500.00
CON TX	37.95
PRFEE	1.00
MDEED	6.00
TOTAL	44.95
CHECK	44.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/04/90 01 12:28 0001 5601

5 4 5 3 8

IDENTIFICATION REFERENCE

SEP 4 12 26 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 352293