Jill Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 17th day of April 19 91

My Commission expires: 11-21-92
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY**	
619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Emma M. Jacobs	SEND TAX BILLS TO: Citizens Fidelity Bank & Trust Co.
1011 Spain Avenue (Name)	PNC Mortgage Servicing Co. (Name)
Nashville, TN 37216 (Street Address)	Louisville, Kentucky 30296 (Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 72-10-89	FIELD BOOK NO. 15DA04130

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Carl R. Johnson, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Erma R. Jacobs, Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the East 1/2 of Lot No. 6 on the Plan of Bush Spain's Subdivision of part of the Zack Stull Lands, of Record in Book 161, page 129, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Carl R. Johnson by deed from William T. Bell, Eddie Lee Bell and Faye Stamps, Administrators fo the Estate of Lillian Burton, deceased, of record in Book 8121, page 688, Register's Office for Davidson County, Tennessee.

085012

IDENTIF. REFERENCE

APR 22 1 20 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1011 Spain Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEES, their heirs 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 convey it, and the same in 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 my hand this 17th day of April, 19 91

Carl R. Johnson

State of Tennessee
County of DAVIDSON

BOOK 8335 PAGE 62

On this 17th day of April, 19 91, before me personally appeared Carl R. Johnson, Unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

11-21-92

Robert Greene
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

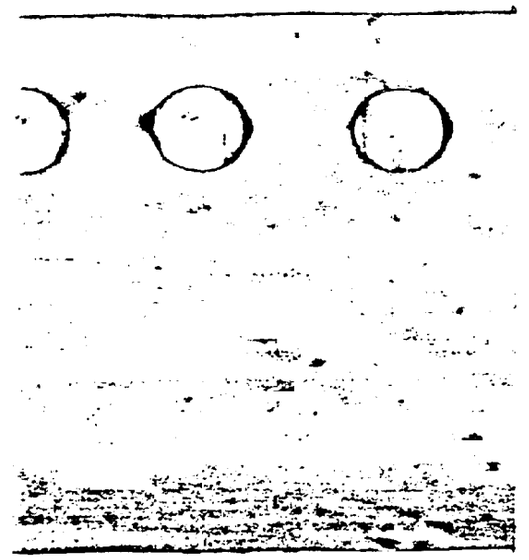
Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

6999 04/92 0001 03CHECK 181.90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8335 PAGE 63

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 53000.00
CON TX 174.90
PRFEE 1.00
MDEED 6.00
TOTAL 181.90
CHECK 181.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08502 IDENTIF. REFERENCE

APR 22 1 20 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

04/22/91 01 13:18 0001 6990

No. 415010