BOOK 8522 PAGE 789

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:		
James Tyre Havron, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Melvin Jacobs	SAME	MAP 103-3
(NAME)	(NAME)	
104 53rd Ave. N.		PARCEL 86
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

mail

FOR AND IN CONSIDERATION OF THE SUM OF fifty-five thousand and 00/100 DOLLARS ($ 55,000.00) CASH IN HAND PAID TO THE GRANTOR BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Betty M. Jacobs, as Executrix of the Estate of Vada Lee Mayo, deceased, with power to sell pursuant to the Last Will and Testament of Vada Lee Mayo of record in Will Book 174, Page 570, Probate Court for Davidson County, Tennessee, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Melvin Jacobs, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 8 on the Plan of Dickens Subdivision, as of record in Book 3300, Page 24, Register's Office for said County.

Said Lot No. 8 fronts 47 feet on the easterly side of 53rd Avenue North and runs back 131 feet on the northerly line and 131 feet on the southerly line to a dead line measuring 68.9 feet thereon.

Being the same property conveyed to Vada L. Mayo, by deed from Harriet Farrer Hume, of record in Book 4738, Page 306, Register's Office for Davidson County, Tennessee, the said Vada L. Mayo having died March 14, 1991, Testate, her Last Will and Testament of record in Will Book 174, Page 570, Probate Court for Davidson County, Tennessee, directing the Executrix to sell the above property.

Improved Property 104 53rd Avenue North Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 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 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 31st day of December, 1991.

Betty M. Jacobs
BETTY M. JACOBS
EXECUTRIX FOR THE ESTATE OF
VADA LEE MAYO, DECEASED

FILED FOR RECORD
DAVIDSON COUNTY, TN
Jan 6 12 17 PM '92

IDENTIFICATION REFERENCE

7.4 6.5.6.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: $ 55000.00
[Subscribed and sworn to before me, this the 31st day of
[December, 1991.
[Betty M. Jacobs
[Affiant
[NOTARY PUBLIC
[My commission expires: BMJ Betty M Jacobs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty M. Jacobs, Executrix for the Estate of Vada Lee Mayo, deceased, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of Dec, 1991.

NOTARY PUBLIC

My commission expires: 9-26-92

4517 01/06 0101 03CHECK 210.50

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

RECEIVED OF _____

FOR _____

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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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 6.00
TOTAL 210.50
CHECK 210.50

01/06/92 01 12:19 0001 4517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 6.5.6.

IDENTIFICATION REFERENCE

JAN 6 12 17 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 490957