XII-18 JRR/aw

File Box #24

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

SPECIAL WARRANTY DEED BOOK 8801 PAGE 696

Address New Owner(s) as follows: DIANE COFFEY, 1002 West Delmas Avenue, Nashville TN 37216

Name and Address of the person or entity responsible for payment of real property taxes: ~~Troy & nichols, Inc.~~ ~~P.O. Box 4025~~ ~~Monroe, LA 71211~~

Map and Parcel No. Field Book No. 15DA-03235, Map No. 072-09-0, Parcel No. 238.00.

For and in consideration of the sum of _____ _____ ($_____) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, MARY JANE RICHARDSON, Executrix of the Estate of CHERRY LEE JENKINS, Deceased, in my official capacity as Executrix and no other, hereinafter referred to as the Grantor, have bargained and sold and by these presents, do hereby transfer and convey unto DIANE COFFEY, her heirs and assigns, that certain improved real property located at and known as 1002 West Delmas, Nashville, Davidson County, Tennessee 37216, as shown on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DIANE COFFEY, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized 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; and she does further covenant and bind herself/her heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by MARY JANE RICHARDSON, Executrix of the Estate of CHERRY LEE JENKINS, Deceased, and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of November 1992.

Mary Jane Richardson Executrix
MARY JANE RICHARDSON,
Executrix of the Estate of
CHERRY LEE JENKINS, Deceased

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 MARY JANE RICHARDSON, 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, and who further acknowledged that she is the Executrix of the Estate of CHERRY LEE JENKINS, Deceased, and is authorized to execute this instrument on behalf of the Estate of CHERRY LEE JENKINS, Deceased.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of November 1992.

Notary Public

My commission expires 5-22-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 47,800.00.

Affiant

Subscribed and sworn to before me
this 30 day of November 1992.

Notary Public

My commission expires: 5-22-93

NOTE TO REGISTER:

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BOOK 8801 PAGE 698

EXHIBIT A

Land in Davidson County, Tennessee, and being located at and known as 1002 West Delmas Avenue, Nashville, Davidson County, Tennessee, 37216, Field Book No. 15DA-03235, Map No. 072-09-0, Parcel No. 238.00, and being more particularly described as follows, to wit:

Being the easterly one-half (1/2) of Lot No. 36 on East Hill Addition in Old Eighteenth, now Eleventh, Civil District of Davidson County, Tennessee, a Plan of which is of record in Book 332, page 33, Register's Office for Davidson County, Tennessee.

Said one-half (1/2) of Lot No. 36 fronts 50 feet on the south side of Delmas Avenue and runs back southerly between parallel lines 191 feet to a dead line.

Being the same property conveyed to Thelma Jenkins by Decree of the Third Circuit Court of Davidson County, Tennessee, as shown of record in Minute Book 44, page 105, Third Circuit Court, and then a one-half (1/2) undivided interest in and to Lee Jenkins, being one and the same person as Cherry Lee Jenkins, by Deed of record in Book 2593, page 101, Register's Office for Davidson County, Tennessee.

The said Thelma Jenkins, being one and the same person as Thelma G. Jenkins, died on 01 September 1991, in Nashville, Davidson County, Tennessee.

The said Cherry Lee Jenkins died testate on 23 October 1991, and Mary Jane Richardson was appointed Executrix on or about 24 April 1992, in the Probate Court for Davidson County, Tennessee, Docket No. 98884. This real property is being conveyed pursuant to an Order of Sale in the Probate Court for Davidson County, Tennessee, Minute Book 366, page 294.

7121 12/02 0101 03CHECK 189.86

69635

IDENTIFICATION REFERENCE

Dec 2 10 54 AM '92

DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8801 PAGE 699

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	47800.00
CON TX	176.86
PRFEE	1.00
WDEED	12.00
TOTAL	189.86
CHECK	189.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 12/02/92 01 10:58 0001 7121

6 9 6 3 5.

IDENTIFICATION REFERENCE

DEC 2 10 54 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 596380