BOOK 9238 PAGE 686

THIS INSTRUMENT PREPARED BY: 1505 02/02 0101 03CHECK 87-56
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RALPH DRAKE AND WIFE,
RUBY DRAKE
1223 N. 1ST Ave
Nashville Tn 372—
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 82-7, PARCEL 43

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,150.00.

R. L. Drake

AFFIANT
Subscribed and sworn to me, this the 27TH day of JANUARY, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

13984
IDENTIF. & REFERENCE

94 FEB -2 AM 11:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, ROBERT LEE JENKINS, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RALPH DRAKE AND WIFE, RUBY DRAKE, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 819 N. 2nd ST. Nashville, Tn 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 27TH day of JANUARY, 1994.

Robert Lee Jenkins
ROBERT LEE JENKINS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT LEE JENKINS, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27TH day of JANUARY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Being Lot No. 116 in Dr. V.S. Lindsley's Addition to East Nashville, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fropnts 50 feet on the easterly side of North second Street, formerly Harris Avenue, and runs back eastwardly between parallel lines 174-1/2 feet to an alley.

Being the same property conveyed to Robert Lee Jenkins and wife, Clara D. Jenkins, by Installment Deed from Fred D. Alley, unmarried, of record in Book 1336, page 222, Register's Office for Davidson County, Tennessee.

EXHIBIT 'A'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 57, page 25, said Register's Office, including all setback lines, easements, etc., as shown thereon.

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	20150.00
CON TX	74.56
PRFEE	1.00
MDEED	12.00
TOTAL	87.56
CHECK	87.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 11:55 0001 1505

13984
IDENTIF. & REFERENCE

94 FEB -2 AM 11:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752492