OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9594 PG 195

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Bradley E. Jacobs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF January, 1995

Donald Arkovitz
NOTARY PUBLIC

My Commission expires: 5/24/1996

THIS INSTRUMENT PREPARED BY

DONALD ARKOVITZ, ATTORNEY, 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BRADLEY E. JACOBS (NAME)	BRADLEY E. JACOBS (NAME)	MAP NO 90.12
6371 IVY STREET (ADDRESS)	2824 POLO CLUB ROAD (ADDRESS)	PAR NO 277
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	08DA-29725

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOBBIE J. PITTS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BRADLEY E. JACOBS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Located in the 8th., formerly 12th., Civil District of Davidson County, Tennessee, and being lot No. 5 and the westerly 25 feet of lot No. 6, on an unrecorded plan of Ivy's resubdivision of Lot 4 and par of lot 5, of the resubdivision of lot 21 of the B.F. Cockrill Farm Tract, a plan of which is of record in Book 332, page 58, Register's Office for said County, and described as follows:

Beginning at a point in the southerly line of Ivy's land, 346 feet easterly from an iron pin in the easterly margin of Walnut Street; thence easterly with said line 75 feet to a point; thence northerly and parallel with the line between lots 5 and 6, 190 feet to the southerly margin of Ivy Street; thence westerly with said margin 75 feet to the line between lots 4 and 5; thence southerly with said line 190 feet to the beginning.

Being the same property conveyed to Bobbie J. Pitts by Quitclaim Deed from Mary C. Denson (Richardson) and Roy Richardson, of record in Book 9594, Page 193, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 6371 Ivy Street, 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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of January, 19 95.

Bobbie J. Pitts

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9594 PG 196

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobbie J. Pitts, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of January, 19 95.

My Commission expires:
5/24/97

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

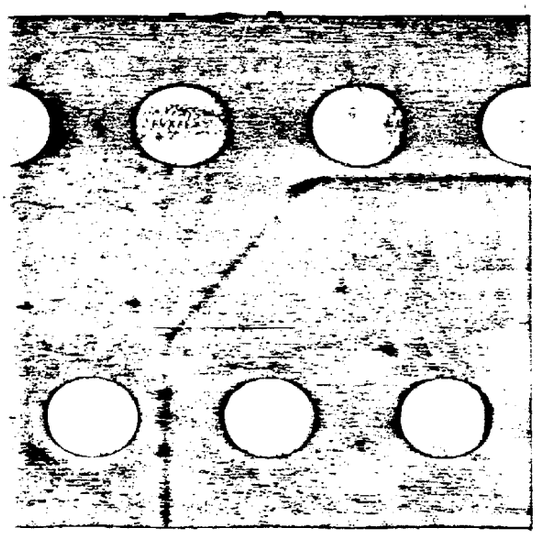
_____ Notary Public

PICK-UP

95 FEB 13 PM 12:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

33809



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

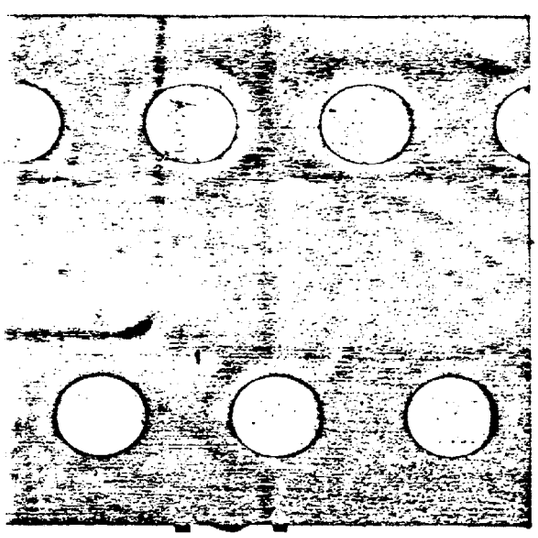
RECEIVED OF _____

FOR _____

BOOK 9594 PG 197

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

02/13/95 01 00:06 0001 1361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33809
IDENTIF. & REFERENCE

95 FEB 13 PM 12:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881076