Bx Z

BOOK 9648PG906

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
	Sierra Western Mortgage Company	
James R. Jagels	P. O. Box 1900	MAP and PARCEL
Jane K. Jagels	Attn: Tax Dept.	
4023 Moss Rose Drive	Northridge, CA 91328-1900	62-13-105
Nashville, TN 37216		

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **The Estate of Anna Jean Robinson** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James R. Jagels, unmarried, and Jane K. Jagels, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the Map of Moss Rose Heights Subdivision as of record in Book 1424, Page 109, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of Moss Rose Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots westerly 200 feet to the East line of Lot 29; thence with the line between Lots 1 and 29, northerly 117 feet to the South margin of Claypool Avenue; thence with the margin of the same easterly 15.9 feet to a concrete monument, and continuing with the margin of the same easterly 173.44 feet to the beginning of a curve; thence around said curve southeasterly 31.13 feet to the margin of Moss Rose Drive; thence with the margin of the same southerly 80.3 feet to the beginning.

Included in the above description, but excluded from this conveyance, is a portion of property conveyed to Gerald W. McLaughlin and wife, Nell A. McLaughlin by deed dated February 1, 1955, from Chester D. Boyles and wife, Marjory S. Boyles as of record in Book 2395, Page 316, Register's Office for Davidson County, Tennessee, and described as follows:

Being the westerly part of Lot No. 1 on the Map of Moss Rose Heights Subdivision, Section II, extended as of record in Book 1424, Page 109 Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 17 feet on the South side of Claypool Avenue and runs back between lines 117 feet on the West line and 117 feet more or less, on the East line to the North line of Lot No. 2 on which it measures 8 feet.

Being the same property conveyed to Leonard N. Robinson and wife, Anna J. Robinson, by deed from Chester D. Boyles and wife, Marjory S. Boyles, of record in Book 3226, Page 15, as corrected in Book 3249, Page 307, Register's Office for Davidson County, Tennessee. The said Leonard N. Robinson having since died, being survived by his wife, Anna J. Robinson. The said Anna J. Robinson having since died, title to the property is vested in her Estate (see Docket #95P-196 in the records of the Probate Court Clerk's office for Davidson County, Tennessee, and the Will of record in Will Book 195, Page 799, said Probate Court Clerk's Office.)

This is property with a common address of 4023 Moss Rose Drive, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1424, Page 109, said Register's office and all matters therein.

[STATE OF TENNESSEE
[COUNTY OF ~~DAVIDSON~~ WILLIAMSON
[The actual consideration or value, whichever is greater for this
[transfer is $75,000.00
[
[Affiant
[Subscribed and sworn before me this 5th day of April, 1995.
[
[My Commission Expires: 11/20/96 Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

Anna J. Robinson and Anna Jean Robinson are one and the same person.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **5th** day of **April, 1995**.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Estate of Anna Jean Robinson

By: Ronald Dean Robinson
Ronald Dean Robinson
Executor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **Ronald Dean Robinson**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Executor of **The Estate of Anna Jean Robinson**, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of Executor by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 1995.

Notary Public
My Commission Expires: 11/20/96

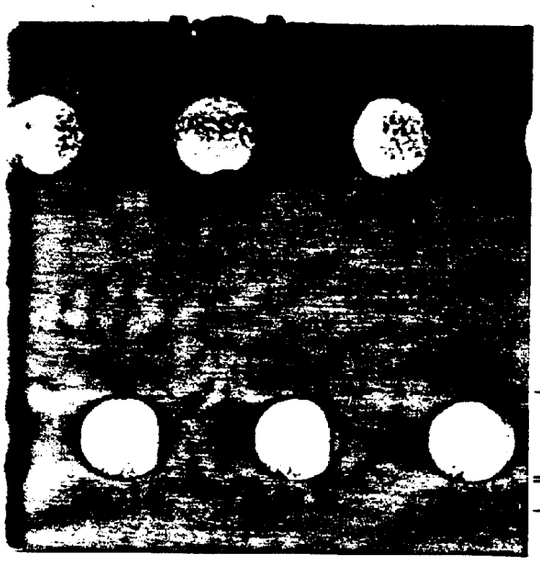
JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

File No. 9504-112

231A 04/19 0101 03CHECK 286.50

95 APR 19 AM 9:04
REGISTER
DAVIDSON COUNTY, TN.

52874
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

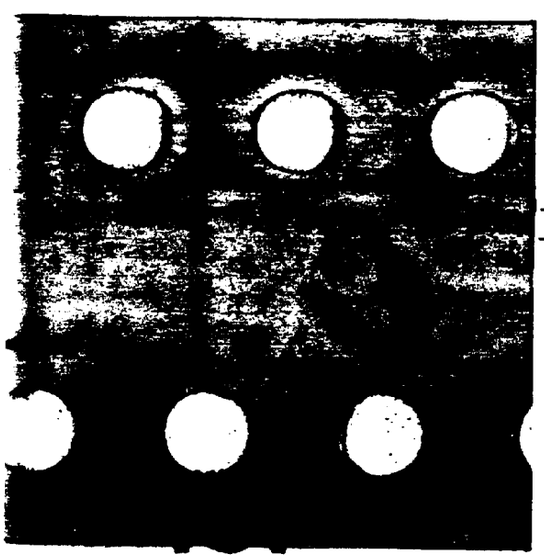
RECEIVED OF _____

FOR _____

BOOK 9648 PG 908

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 75000.00
CDN TX 277.50
PRFEE 1.00
MOPD 8.00
TOTAL 286.50
CHECK 286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52874
IDENTIF. ↑ REFERENCE

95 APR 19 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04/19/95 01 09:04 0001 2314

No. 901782