BOOK 9651 PG 990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Affiant Jennifer S Conn

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 1995.

Notary Public James A Carney

MY COMMISSION EXPIRES: 11-29-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Jennifer Conn (NAME)	NO MORTGAGE ESCROW (NAME)	Map 105-10
3501 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 138
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Zakkiyya Shakir, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer S Conn, J.S.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 30 feet front and 18 feet rear of Lot No. 106 and the easterly 37 feet front and 29 feet rear of Lot No. 109 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Acklen, formerly Kirkman Avenue, at a point 30 feet east of the corner of Lots No. 108 and 109, being the northwest corner of the first tract conveyed to Mrs. Mamie E. Garard, et al, by deed from Maggie W. Caldwell, of record in Book 535, page 416, said Register's Office; thence, with the westerly line of said Garard property, southwardly 250 feet, more or less, to the northerly margin of an alley; thene, with said alley, westwardly 47 feet, more or less, to a point 29 feet west of the corner of Lots No. 106 and 109; thence, northwardly 250 feet, more or less, to the southerly margin of Acklen Avenue; thence, with said Avenue 67 feet, more or less, to the beginning.

Being the same property conveyed to Zakkiyya Shakir, an unmarried person, by deed from Charles Mitchell of record in Book 9615 , page 133 , Register's Office for Davidson County, Tennessee, and recorded in Book 9616, page 772 , said Register's Office.

This conveyance is made subject to a Vendors Lien note due to Charles Mitchell in the sum of $38,000.00 of record in Book 9615, page 133, Register's Office for Davidson County, Tennessee, due in full on or before August 15, 1995.

Metro taxes for 1995 have been prorated and assumed by Buyer.

unimproved / This is improved XX property, known as 825 (House Number) Acklen Avenue (Street) Nashville, Tennessee 37203 (P.O. Address, City or Town, Postal 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 18th day of March, 1995

Zakkiyya Shakir
ZAKKIYYA SHAKIR

BOOK 9651 PG 991

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Carnes, a Notary Public in and for said County and State, the within named Zakkiyya Shakir

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 18th day of March, 1995

Commission Expires 11-25-95

James A. Carnes
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
ZAKKIYYA SHAKIR

TO
JENNIFER CONN

ATTORNEYS TITLE™ A Minnesota Title Company

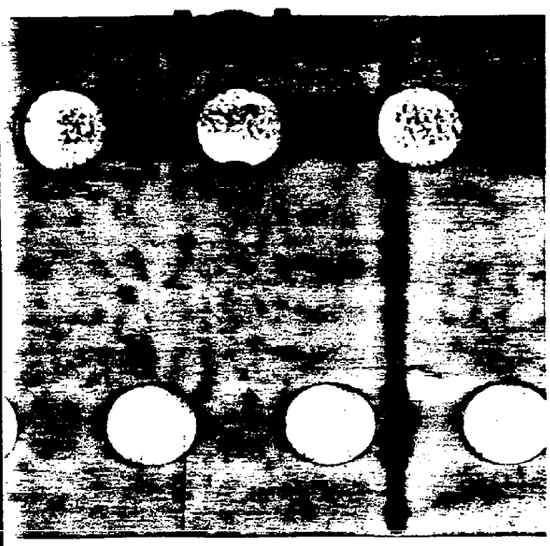
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

53818
IDENTIFICATION REFERENCE

95 APR 21 PM 3:04

FILED AND RECORDED
REGISTER
DAVIDSON COUNTY, TN.

3372 04/21 0101 03CHECK 193.63



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

RECEIVED OF _____

FOR _____

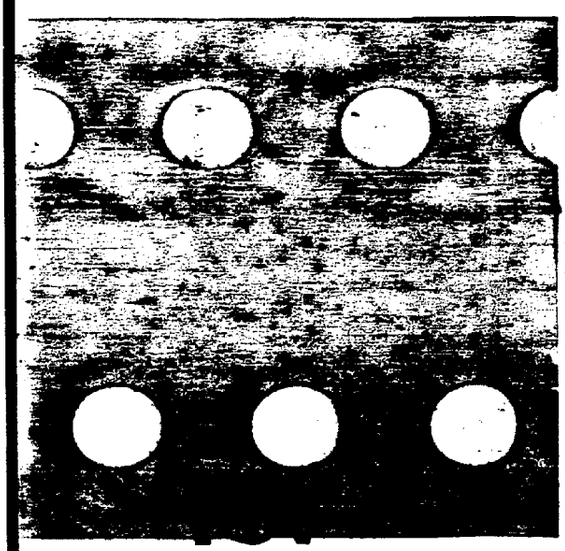
BOOK 9651 PG 992

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 49900.00
CDN TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

04/21/95 01 15:04 0001 3372



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53818
IDENTIF. & REFERENCE

95 APR 21 PM 3:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 902832