File Box 9-B
First Title and Escrow Company, Inc.
File #13138

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9727 PG 467

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kim A. Dougherty (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	Map 105-9
1005 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 202
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	Field Bk. 16W16765

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, Ejvind Jakobsen, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim A. Dougherty, Unmarried

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

Land in Davidson County, Tennessee, Being part of Lot No. 34 on the plan of Waverly Land Company's Plan of Lots, of record in Book 57, pages 94 and 95, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point on the south margin of Acklen Avenue, 100 feet west of 10th Avenue South, being the northwest corner of the property conveyed to Sam A. Moore, by deed of record in Book 306, page 368, said Register's Office; thence with the south margin of Acklen Avenue, westerly 72.1 feet to the northeast corner of the property conveyed to Henry W. Morgan, by deed of record in Book 221, page 296, said Register's Office; thence with his east margin line, southerly 158 feet, more or less, to the north margin of an alley, thence with the margin of said alley, easterly 72 feet, more or less, to Moore's southwesterly corner; thence with his west line, northerly 158 feet, more or less, to the beginning.

Being the same property conveyed to Ejvind Jakobsen, unmarried by deed from Larry Strickland and wife, April Brown Strickland of record in Book 9276, page 960, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, pages 94 and 95, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 1005 Acklen Avenue, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of June, 1995.

Ejvind Jakobsen

BOOK 9727 PG 463

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. Ejvind Jakobsen, Unmarried

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of June, 19 95.

My commission expires 5/23/98 Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State.

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

95 JUL 11 AM 10:18
REGISTER
DAVIDSON COUNTY, TN.

007950

7881 07/11 0101 03CHECK 371.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June

MY COMMISSION EXPIRES: 5/23/98 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

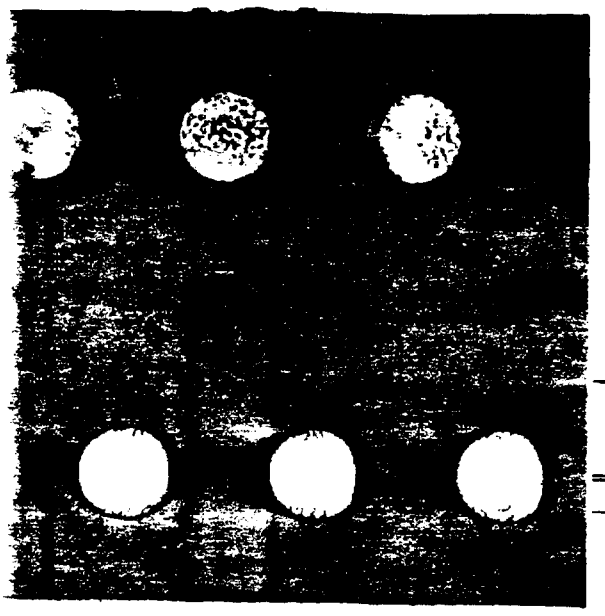
Ejvind Jakobsen, Unmarried

TO

Kim A. Dougherty, Unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

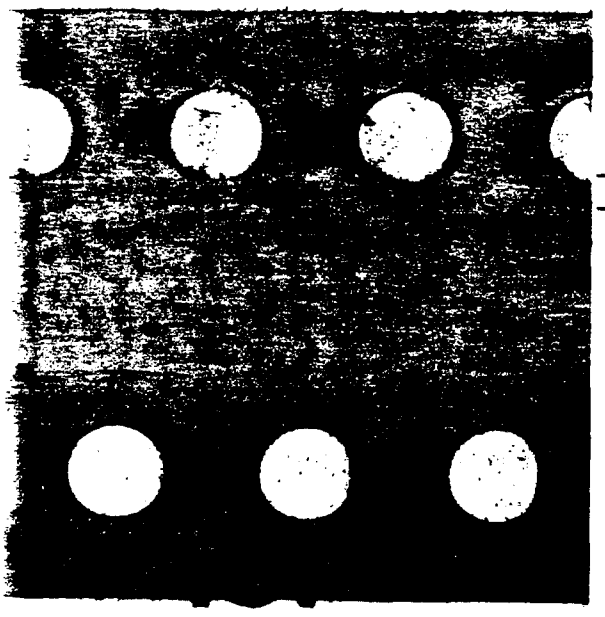
RECEIVED OF _____

FOR _____

BOOK 9727 PG 469

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	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
TOTAL	371.60
CHECK	371.60

07/11/95 01 10:18 0001 9881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0077950

IDENTIFICATION REFERENCE

95 JUL 11 AM 10:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929008