FILE NO. 53021

FORM NO. WD-1

BOOK 9749 PG 866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Lorraine M. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 19 95

Notary Public

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNDSAY A. JACOBS	S A M E	116-3-B-132
(NAME)	(NAME)	
4505 Harding Rd.#132		7DA 78025
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(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, I, KAREN D. NOEL, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNDSAY A. JACOBS and wife LORRAINE M. JACOBS

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 132, on the Plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Royal Oaks Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 5282, page 972; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to Karen D. Noel by Quitclaim Deed from John H. Noel, III, of record in Book 8846, page 534, Register's Office for Davidson County, Tennessee and the same property conveyed to John H. Noel, III, married, by deed from Royal Oaks Limited Partnership, of record in Book 5359, page 567, Register's Office for Davidson County, Tennessee.

Karen B. Noel and Karen Dunn Noel being one and the same person.

This is unimproved ( ) improved (X) property, known as 4505 Harding Road, #132, Nashville, Tennessee 37205
(House Number) (Street) (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 31st day of July, 19 95

Karen D. Noel
KAREN D. NOEL

Karen Dunn Noel by G. Alan Saturn, Atty in Fact

BOOK 9749 PG 867

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on 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 _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

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_____

95 AUG 2 PM 2:15
FILED
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIF. REFERENCE 0085326

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

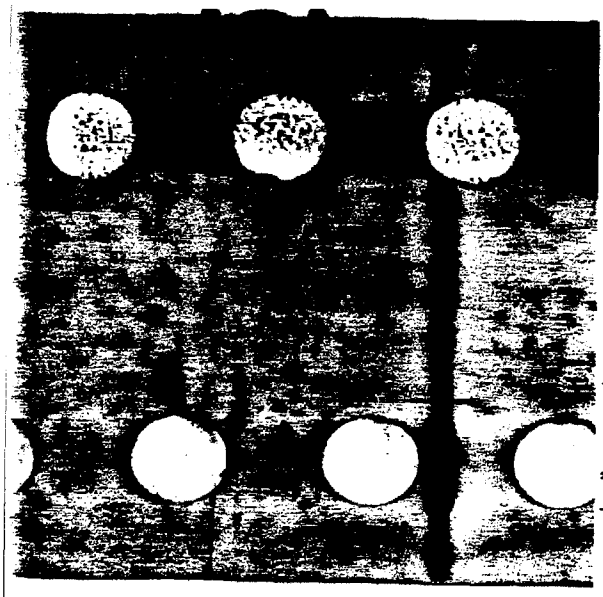
On this the 31st day of July, 1995, before me personally appeared ALAN L. SATURN, to be known to be the person who executed the foregoing instrument in behalf of KAREN D. NOEL, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said KAREN D. NOEL, as though she personally had acted.

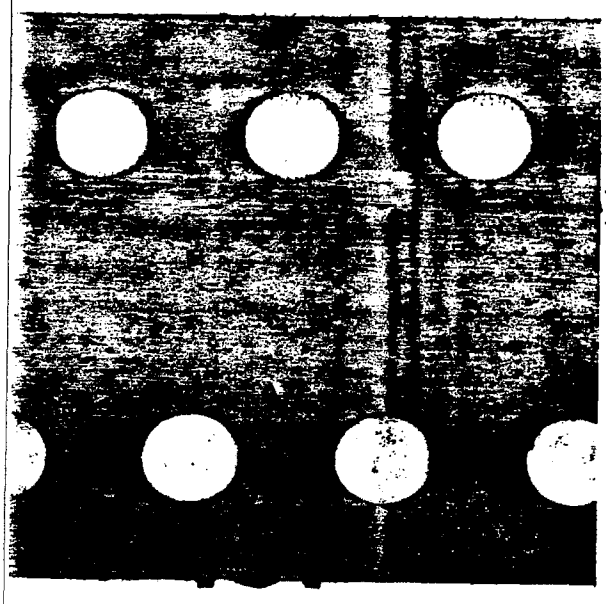
WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1995.

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: 2/26/97

7938 08/02 0101 03CHECK 423.40





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

RECEIVED OF _____

FOR _____

BOOK 9749 PG 868

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

MAMT 112000.00
ERR CO
MAMT 112000.00-
CAMT 112000.00
CON TX 414.40
PRFEE 1.00
MTGTX 8.00
TOTAL 423.40
CHECK 423.40

08/02/95 01 14:19 0001 7938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 AUG -2 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0085326
IDENTIF. ↑ REFERENCE

No. 936970