0132352

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 DEC 15 AM 11:08

FELIX [illegible]
DAVIDSON COUNTY, TN.

W & I Ref: (cw/ljh) Title No: 37205
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phoebe Chen Jacobson 4010 Iroquois Avenue Nashville, TN 37205	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 130-07-073

BOOK 9889 PG 536

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Scott Dougall**, a married person, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phoebe Chen Jacobson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots No. 221 and 222 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the northerly side of Iroquois Place on the Map of a re-subdivision of part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for Davidson County, described as follows:

Beginning at a point in the northerly margin of Iroquois Place 375 feet east of the east margin of Lynwood Boulevard; thence northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, page 604, said Register's Office, thence along said Vance's easterly line, North 6 deg. 40' East 130 feet, more or less, to a point; thence easterly 115 feet, more or less, to a point at the northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, page 3, said Register's Office, thence along Karr's west line, South 1 deg. W. 272.33 feet, more or less to the north margin of Iroquois Place; thence with the margin of said westerly 140.1 feet to the beginning.

Being the same premises conveyed to R. Scott Dougall by deed from Sam Houston Moran, unmarried, of record in Book 8894, page 853, Register's Office for Davidson County, Tennessee.

Patricia Dougall joins in this transaction for the sole purpose of conveying any marital interest she may have in the property.

This is improved property, known as: 4010 Iroquois Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 1995.

R. Scott Dougall

Patricia Dougall

BOOK 9889 PG 537

State of Tennessee
County of Davidson

On this 14th day of December, 1995, before me the undersigned authority, personally appeared **R. Scott Dougall** and **Patricia Dougall**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295000.00

Affiant

Sworn and subscribed before me on the 14th day of December, 1995.

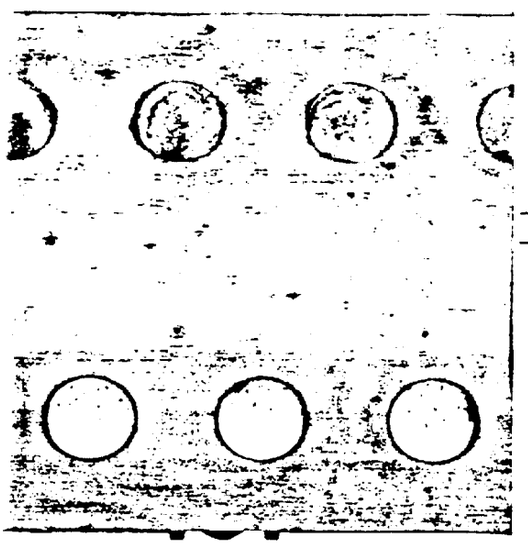
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

3627 12/15 0101 03CHECK 1100.50

0132353





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

RECEIVED OF _____

FOR _____

BOOK 9889 538

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
295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 8.00
TOTAL 1100.50
CHECK 1100.50
12/15/95 01 11:09 0001 8627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132352
IDENTIFICATION REFERENCE

95 DEC 15 AM 11:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 987075