This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

PRIOR 3943 871

ADDRESS NEW OWNER:
Michael A. Jenkins and Jamison Jenkins
232 Lisa Lane
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a First Tennessee
P.O. Box 613136
Memphis, Tennessee 38101

MAP AND PARCEL:
MAP 95-5
GROUP
PARCEL 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Aungelle C. Ellis, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael A. Jenkins, an unmarried person, and Jamison Jenkins, 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:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, as amended in Book 2922, page 518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert G. Ellis and wife, Aungelle C. Ellis, by deed from J. Curtis Hall and wife, Sharon E. Hall, as of record in Book 4538, page 774, Register's Office for Davidson County, Tennessee. The said Robert G. Ellis having since died.

This is improved property known as 232 Lisa Lane, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 2876, page 599, as amended in Book 2879, page 441, said Register's Office.
3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6320, page 727, said Register's Office.
4. Easement to the United States of America for Electric Power Transmission Lines 150 feet wide contained in instrument of record in Book 1207, page 513, said Register's Office.
5. All matters as shown on the plan of record in Book 2663, pages 114 and 115, as amended in Book 2922, page 518, said

Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael A. Jenkins, an unmarried person and Jamison Jenkins, their heirs and assigns, forever; and I, Aungelle C. Ellis, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of February, 1996.

Aungelle C. Ellis

Aungelle C. Ellis

9694 02/09 0101 03CHECK 275.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Aungelle C. Ellis, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 5-5-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February, 1996.

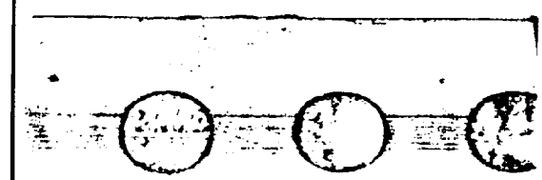
NOTARY PUBLIC
My Commission Expires: 5-5-99

96 FEB -9 AM 11:36

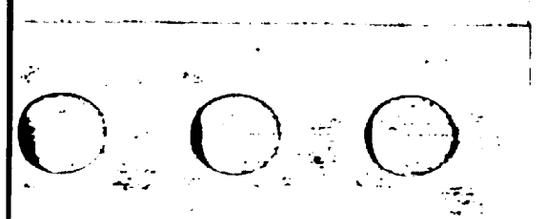
DAVIDSON COUNTY, TN

IDENTIFICATION

01191151









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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 873

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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
TOTAL	275.40
CHECK	275.40

02/09/96 01 11:38 0001 5664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149151
IDENTIF. & REFERENCE

96 FEB -9 AM 11:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004876