BOOK 9945 PG 935

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1996

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN-TE-96-35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Jenkins (NAME)	America's Wholesale Lender (NAME)	MAP 161-9
5428 Wakefield Drive (ADDRESS)	155 N. Lake Ave, P. O. box 7137 (ADDRESS)	PARCEL 25
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	

FOR AND 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, David Stringfield, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven L. Jenkins and wife, Cynthia R. 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:

Being Lot No. 85 on the Plan of Hillview Estates, as of record in Plat Book 3600, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clarence Birthright and wife, Lucille Birthright by deed from George P. Linebaugh, Jr. of record in Deed Book 4164, Page 194, Register's Office for said County. Said Clarence Birthright predeceased Lucille Birthright. Said Lucille Birthright having since died, see Will Book 201, Page 394 Probate Court Clerk's Office of said County.

Survey and Plat sets out a 40 foot Minimum Building Setback Line from Wakefield Drive, which has not beer. violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Survey and Plat sets out a 10 foot Public Utility and Drainage Easement along the rear lot line.

Survey and Plat sets out a 30 foot by 2.5 foot Anchor Easement at the Northwest lot corner.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5428 Wakefield Drive, Nashville, Tennessee 37220
(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 January 19 96

C. David Stringfield
David Stringfield, Executor

BOOK 9945 PG 936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Stringfield, Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 96.

Commission expires 5-23-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

96 FEB 13 AM 8:25
FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.

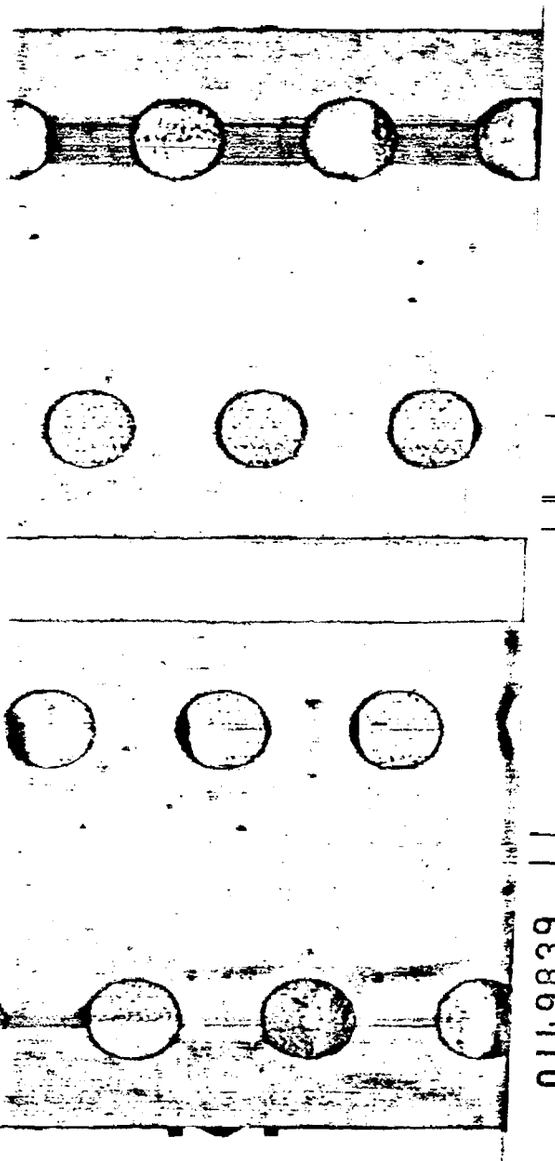
011,9839

7408 02/13 0101 03CHECK

626-90

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 937

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 167000.00
				PRFEE 617901.00
				ERR CO PRFEE 617901.00-
				CON TX 617.90
				PRFEE 1.00
				FEES 8.00
				TOTAL 626.90
				CHECK 626.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149839 IDENTIF. & REFERENCE

96 FEB 13 AM 8: 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

02/13/96 01 08:26 0001 7408

No. 1005607