0165254

IDENTIF. & 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

W & I Ref: (cmw) Title No: 35559
Dav. Co. File: Box 8

96 MAR 29 AM 9:39

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9995PG292

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie L. Marable, Charles Dwight Marable and Linda June Marable 4629 Tara Drive Nashville, TN 37215	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926

TAX MAP-PARCEL NUMBERS: 104-1-317 25W 05075

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 **Edgar A. Jaynes, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie L. Marable, unmarried, , a one-half interest, and to Charles Dwight Marable and spouse, Linda June Marable, a one-half interest as tenants by the entireties, the one-half interests as they relate to one another, to be held in joint tenancy with right of survivorship,** 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 the easterly portion of Lot No. 187 on the plan of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

SAID easterly portion of Lot No. 187 fronts 80 feet on Nebraska Avenue and runs back 175 feet on the easterly side line; thence on the westerly side line and 32.5 feet off an alley at the rear of said lot.

BEING the same property conveyed to Edgar A. Jaynes, Jr. by deed from A. K. Butner, Jr. and wife, Patricia A. Butner of record in Book 6339, page 862, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Era R. Jaynes, the spouse of Edgar A. Jaynes, Jr., joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 3521 & 3523 Nebraska Avenue, Nashville, TN 37209

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 28th day of March, 1996.

Edgar A. Jaynes, Jr.

Edgar A. Jaynes, Jr.

Era R. Jaynes

Era R. Jaynes

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State of Tennessee
County of Davidson

On this 28th day of March, 1996, before me the undersigned authority, personally appeared **Edgar A. Jaynes, Jr. and Era R. Jaynes**, 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. 7/27/96

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: $ 110000.00

Julie L. Marable

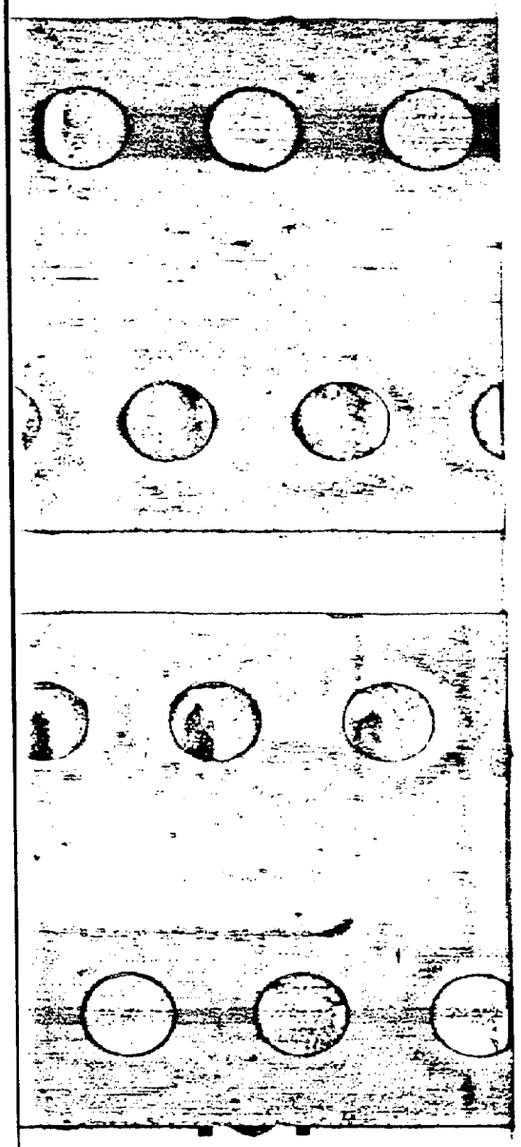
Affiant

Sworn and subscribed before me on the 28th day of March, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

3933 03/29 0101 03CHECK 416.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9995 PG 294

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 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 416.00
				CHECK 416.00
03/29/96	01			09:40 0001 3968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165254
IDENTIF. & REFERENCE

96 MAR 29 AM 9:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021981