Mail

This instrument prepared by Wischhof & Allen, P. C.
110 Glancy Street, Suite 109, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS.:**
Kenneth Jenkins 1706 CASS ST. NASHVILLE, TN 37208	Same	Map 81-11 Parcel 437

WARRANTY DEED

BOOK 10087 PG 877

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, **Maple Tree Trust**, by Special Trustee apppointed by an instrument of record at Book 9995, Page 179, R. O. D. C., by these presents transfer and convey unto **Kenneth Jenkins**, Grantee, the following described real property:

Land in Davidson County, Tennessee, being the southerly 50 feet on Lot No. 186 fon the Plan of McGavock, Wetmore nad Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 186 fronts 50 feet on the southwesterly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to 1711 12th Avenue Trust by Special Warranty Deed from Third National Bank in Nashville, as Executor of the Estate of Edith M. Allen, of record at Book 9590, Page 540, R. O. D. C. The said 1711 12th Avenue Trust subsequently merged into Maple Tree Trust by an instrument being placed of record simultaneously herewith.

THIS INSTRUMENT IS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. THE PREPARER EXPRESSES NO OPINION AS TO THE STATE OF TITLE, THE EXISTENCE OR LEGALITY OF THE GRANTOR ENTITY OR ITS PREDECESSORS.

This property is improved by a dwelling house that, at the time of this conveyance, is unfit for habitation and is the subject of orders to repair or demolish from the Metropolitan Department of Codes Administration, Matter #81-11-437. As part of the consideration for this conveyance, Grantee assumes all obligations, liabilities and costs associated therewith, and agrees to hold Grantor harmless therefrom.

This is improved property, known as **1711 12th Avenue North, Nashville, Tennessee 37208.**

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, his heirs and assigns forever; and I/we do covenant with the said Grantee that I/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 I/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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness the signature of the trust, by its Special Trustee, and of the Grantee, this date: 6/3/96.

MAPLE TREE TRUST, Grantor

Kenneth Jenkins, Grantee

By: Bruce Bodor, Special Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Bruce Bodor, Special Trustee, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged him/herself to be the Special Trustee of Maple Tree Trust, the within named bargainor, a trust, and that he/she, as such Special Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said bargainor entity by him/herself as such Special Trustee.

Witness my hand and seal this date: 6/3/96

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My commission expires: 11/28/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF CONSIDERATION

The actual consideration for, or value of, this transfer, whichever is greater, is $6,500.00.

Affiant

Sworn to and subscribed before me this date: 6/3/96.

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

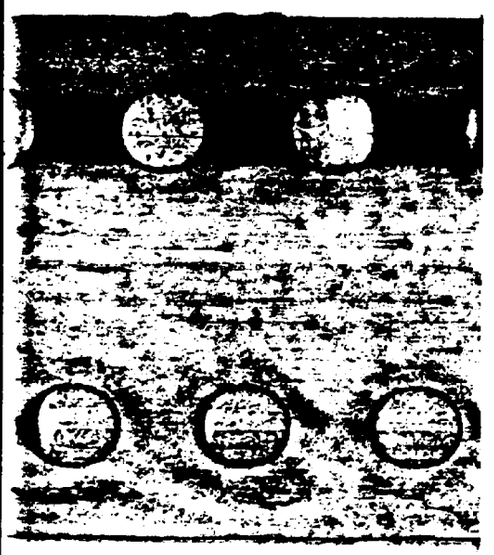
Notary Public

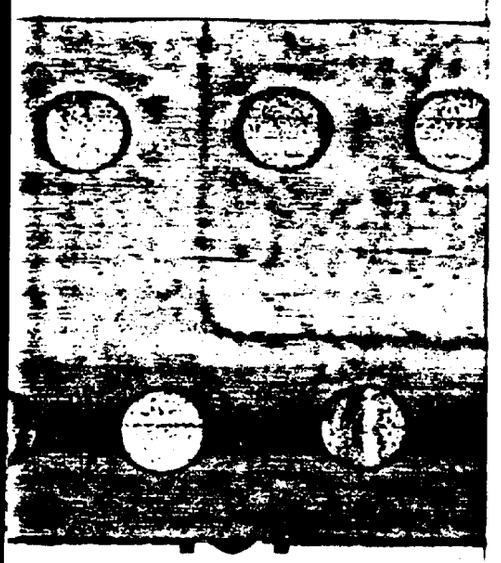
My commission expires: 11/28/98

0193057
IDENTIFICATION REFERENCE

95 JUN 17 AM 9:08
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3858 06/17 0101 03CHECK 33.05





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

RECEIVED OF _____

FOR _____

BOOK 10087 PG 879

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 6500.00
				CON TX 24.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 33.05
				CHECK 33.05
			06/17/96 01	09:09 0001 3858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193057
IDENTIF. ↑ REFERENCE

96 JUN 17 AM 9:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1051669