BOOK 10184 PG 712

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: (jb) Title No: 38203
Dav. Co. File: Box 8

96 SEP 10 AM 10:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02223095

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betsy B. Miller 4010 Iroquois Avenue Nashville, Tennessee 37205	First Union National Bank of Tennessee 150 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 130-07-073

WARRANTY DEED

6211 09/10 0101 03CHECK 1174.06

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 **Phoebe Chen Jacobson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betsy B. Miller, married,** 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 Nos. 221 and 222 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, page 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the northerly side of Iroquis 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 Iroquis 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 Iroquis Place; thence with the margin of said westerly 140.1 feet to the beginning.

BEING the same property conveyed to Phoebe Chen Jacobson by deed from R. Scott Dougall, a married person of record in Book 9889, page 536, Register's Office for Davidson County, Tennessee.

Michael J. Jacobson, spouse of Phoebe Chen Jacobson, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

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.

This instrument is executed on behalf of Phoebe Chen Jacobson and Michael J. Jacobson by Sally Reber as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument

and incorporated herein by reference.

This is improved property, known as: 4010 Iroquois Avenue, Nashville, Tennessee 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 5th day of September, 1996.

Phoebe Chen Jacobson, By: Sally Reber, Atty-In-Fact

Michael J. Jacobson, By: Sally Reber, Atty-In-Fact

State of Tennessee
County of Davidson

On this 5th day of September, 1996, before me the undersigned authority, personally appeared , 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. 5-28-2000

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: $ 313800.00

Affiant

Sworn and subscribed before me on the 5th day of September, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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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 **Sally Reber**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Phoebe Chen Jacobson and Michael J. Jacobson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of September, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Phoebe Chen Jacobson and Michael J. Jacobson

TO: Betsy B. Miller

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Sally Reber, Affiant

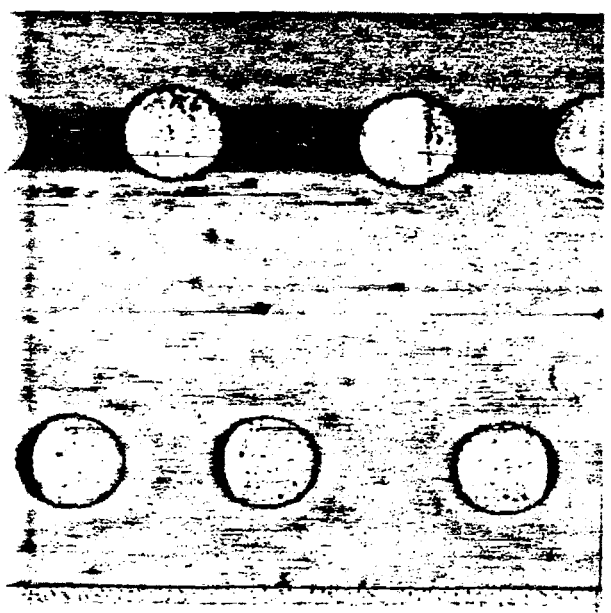
Sworn to and subscribed before me this

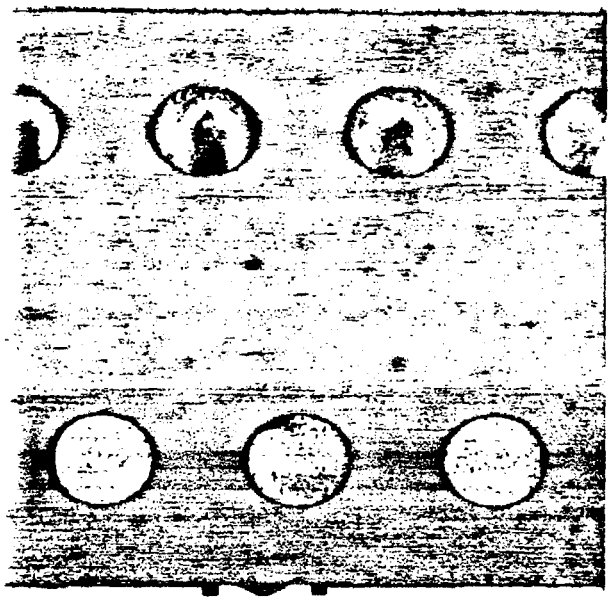
5th day of September, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10184 PG 715

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
313800.00
CON TX 1161.06
PRFEE 1.00
WDEED 12.00
TOTAL 1174.06
CHECK 1174.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6211

0223095
IDENTIF. # REFERENCE

96 SEP 10 AM 10: 15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1028687