58

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lenin A. Serrano	First Trust	
532 Spann Court	Mortgage Company	Map 148-03-0
Antioch, TN 37013	6525 Quail Hollow Rd.	Parcel 144.00
	Memphis, TN 38120	

This instrument prepared by: Robert J. Notestine, III, Attorney
104 Woodmont Blvd, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10245 PG 269

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Melba F. Jenkins Pribble f/k/a Melba F. Jenkins and Audra Jenkins n/k/a Audra Jenkins Miller (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Lenin A. Serrano, unmarried (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1036, Cherokee Hills, Section 10, of record in Plat Book 4660, Page 27, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melba F. Jenkins, as guardian, for the use and benefit of Audra Jenkins, a minor and daughter of Melba F. Jenkins by Quitclaim Deed from Victor K. Jenkins of record in Book 5926, page 337, Register's Office for Davidson County, Tennessee. Audra Jenkins Miller is a married adult and the guardianship has been terminated. Both Grantors join into this instrument to convey any and all interest they may have in the subject real property.

"The description is the same as was used in the last deed of record."

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

James H. Pribble, husband of Melba F. Jenkins Pribble, joins in this conveyance to convey any interest he may have in the subject real property, particularly any marital interest.

Nicholas Miller, husband of Audra Jenkins Miller, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

Melba F. Jenkins Pribble and Melba F. Jenkins are one and the same person. Audra Jenkins Miller and Audra Jenkins are one and the same person.

This is unimproved property commonly known as 532 Spann Court, Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Sandra A. Tomlin
Affiant

Subscribed and sworn to before me this 28th day of October, 1996.

Notary Public

My Commission Expires 11/23/97

NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY, AT LARGE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of October, 1996.

Melba F. Jenkins Pribble
f/k/a Melba F. Jenkins

James H. Pribble

Audra Jenkins Miller
f/k/a Audra Jenkins

Nicholas Miller

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 **Melba F. Jenkins Pribble f/k/a Melba F. Jenkins, and husband, James H. Pribble,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

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 **Audra Jenkins n/k/a Audra Jenkins Miller, and husband Nicholas Miller,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of October, 1996.

6583

NOTARY PUBLIC

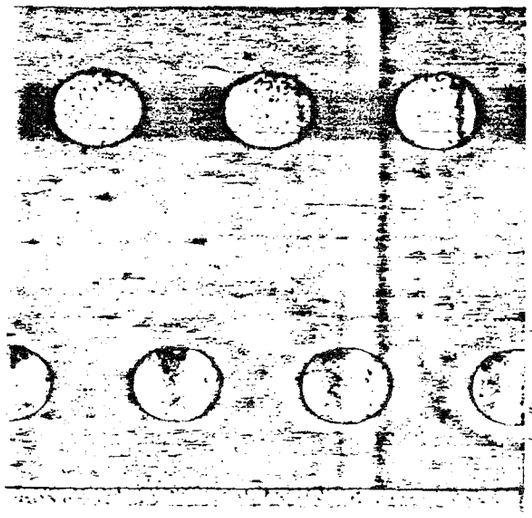
My Commission Expires: 1-24-98

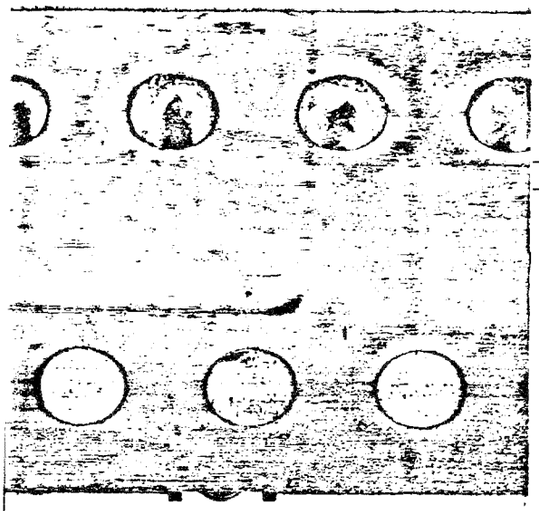
02242278
IDENTIF. ↑ REFERENCE

96 NOV -1 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01101 03CHEEM 342.00

3





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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 271

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

11/01/96 01 08:49 0001 6683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242278
IDENTIF. # REFERENCE

96 NOV -1 AM 8:49

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

No. 1083624