BOOK 10269 PG 505

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcia Hodges	Union Planters	150-09-0
(NAME) 1113 Traceton Circle	(NAME) P.O. Box 3137	A-111
(ADDRESS) Antioch, TN 37013	(ADDRESS) Memphis, TN 38173-0137	2DX08211
(CITY) (STATE) (ZIP)	(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, Carole L. Jacobs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcia Hodges

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:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Forest View Park Section VIII of record in Plat Book 6900, Page 633, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Carole L. Jacobs by deed of record in Book 9166, Page 815, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Union Planters Mortgage Servicing of record in Book 7873, Page 775, and rerecorded in Book 7890, Page 434, said Register's Office with a present unpaid balance of approximately $93,185.29, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.
This instrument is executed on behalf of Carole L. Jacobs by Mary L. Carpenter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10269, Page 504, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1113 Traceton Circle, Antioch, TN 37013
(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 19th day of November 1996

Carole L. Jacobs

By: Mary L. Carpenter

Mary L. Carpenter, Attorney-in-fact

DCTN01WC

BOOK 14269 PG 506

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 Carole L. Jacobs

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

Commission expires October 9, 1999

_____
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

STATE OF Tennessee
COUNTY OF Davidson

On this November 19, 1996 before me personally appeared Mary L. Carpenter, the person who executed the foregoing instrument on behalf of Carole L. Jacobs, and acknowledged that she executed the same as the free act and deed of the said Carole L. Jacobs, through Power of Attorney granted her by the said Carole L. Jacobs.

Commission Expires: 10/9/99

Notary Public: Lori Holloway

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

02403752

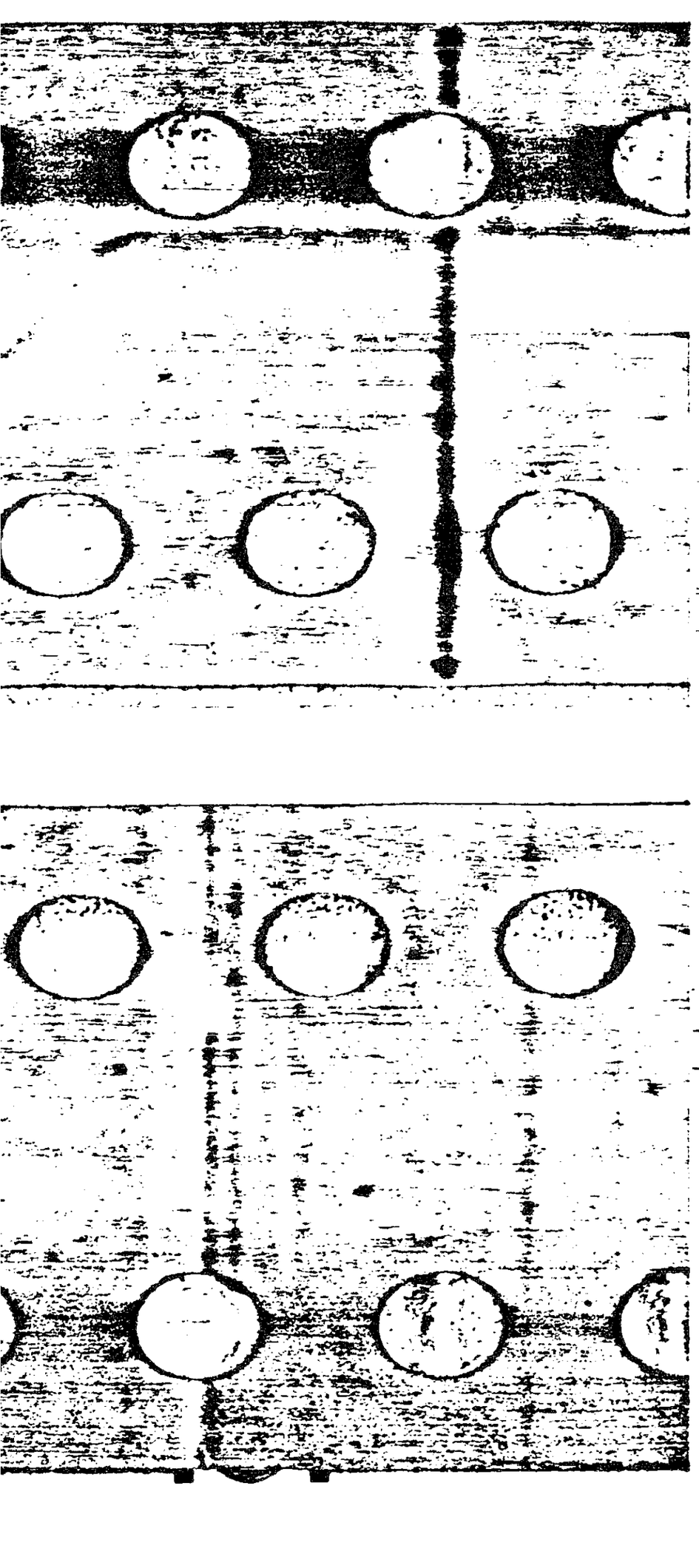
IDENTIFICATION

96 NOV 25 AM 10:31

REGISTER'S OFFICE

430.00 CHECK 1010 25 11/25 8878

DCTN01WC



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10269 PG 507

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
			CHMT	
				114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	430.80
			CHECK	430.80
11/25/96	01	10:33	0001	8878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249753
IDENTIF. REFERENCE

96 NOV 25 AM 10:33
FILED FOR RECORD
DAVIDSON COUNTY TN

No. 1091571