Box 17

FILED 10383 PG 751

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,201.99

Beverly O. Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 97

Sherri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 5/23/97
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly O. Ayers (NAME)	Union Planters Mortgage (NAME)	MAP 92-13
9016 Carondelet Place (ADDRESS)	P.O. Box 1860 (ADDRESS)	PARCEL 358
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP)	11W77330

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, Kenneth W. Jobe and Donnell Akins and Desmond Akins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly O. Ayers

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. 89A Hortense Place, Zone Lot Division of Lot 89, as of record in Plat Book 6200, page 483, amending Book 161, page 167, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ken Jobe by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 7596, page 880, and to Kenneth W. Jobe and Desmond Akins and Donnell Akins by deed from Kenneth W. Jobe of record in Book 7854, page 549, Register's Office for Davidson County, TN. Ken Jobe and Kenneth W. Jobe are one and the same person.

Debora Jobe joins in this conveyance to convey any interest she may have as the wife of Kenneth W. Jobe. Loria Akins joins in this conveyance to convey any interest she may have as the wife of Donnell Akins.

Grantee herein agree to assume and pay the balance of an indebtedness to Union Planters Mortgage (Leader Federal Mortgage, Inc. - original mortgagee) secured by a Deed of Trust of record in Book 7596, page 883 and re-recorded in Book 7687, page 826, Register's Office for Davidson County, TN

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

CONTINUED

This is improved (X) unimproved ( ) property, known as 305 33rd Avenue North, Nashville, TN 37209
(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 our hand s this 14th day of March 19 97

Kenneth W. Jobe by Myrtle Jobe atty in fact — Kenneth W. Jobe

Desmond Akins by Myrtle Jobe atty in fact — Desmond Akins

Donnell Akins by Myrtle Jobe atty in fact — Donnell Akins

Loria Akins by Myrtle Jobe atty in fact — Loria Akins

Debora Jobe by Myrtle Jobe atty in fact — Debora Jobe

All by Myrtle Jobe by Power of Attorneys recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

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 _____

8404 03/18 0101 03CHECK 124.45

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 14, 1997, before me personally appeared Myrtle Jobe to me known to be the person who executed the foregoing instrument in behalf of Kenneth W. Jobe, Debora Jobe, Desmond Akins, Donnell Akins and Loria Akins and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1997.

My Commission Expires:

11/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE

Lauri A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

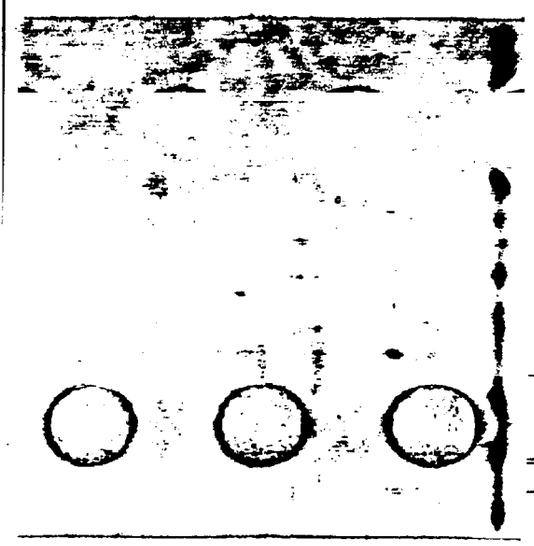
Subject to restrictions of record in Book 6200, page 483, said Register's Office.

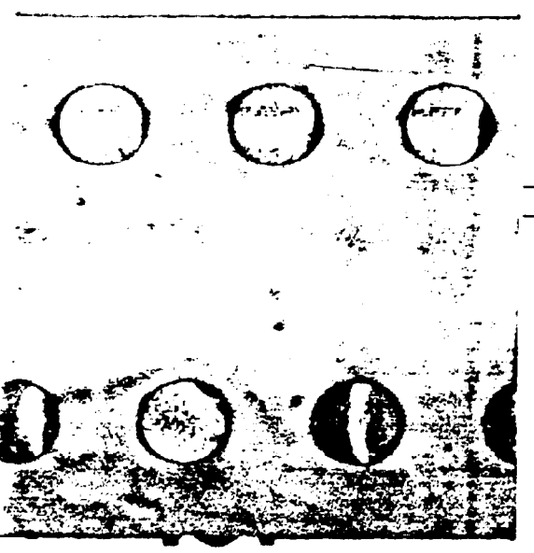
This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

02842 15
IDENTIFICATION

97 MAR 18 PM 1:19
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10383 PG 753

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 31201.99
				CON TX 115.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 124.45
				CHECK 124.45
03/18/97	01			13:51 0001 8404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284215
IDENTIF. ↑ REFERENCE

97 MAR 18 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128748