[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Karen Fisher Jeffiers	NationsBank of Tennessee, N.A.	MAP and PARCEL
[Steven Preston Jeffiers	Attn: Tax Dept.	
[7212 Willow Creek Drive	830 Central Avenue Same	142-11 131
[Nashville, TN 37221	Tampa, FL 33633-0754	

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Frances K. McKinstery, a widow** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Karen Fisher Jeffiers and Steven Preston Jeffiers, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Valley West, Section 4, as of record in Book 3842, Page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Edgar M. McKinstery and wife, Frances K. McKinstery, by deed from Jay M. Pilzer and wife, Betty C. Pilzer, of record in Book 5950, Page 759, Register's Office for Davidson County, Tennessee. The said Edgar M. McKinstery having since died and Frances K. McKinstery being the sole surviving tenant by the entirety.

This is property with a common address of 7212 Willow Creek Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 3842, Page 163, said Register's Office, and all matters therein.

[**STATE OF TENNESSEE**
[**COUNTY OF DAVIDSON**
[The actual consideration or value, whichever is greater for this
[transfer is $137,000.00

Karen Fisher Jeffiers
Affiant

[Subscribed and sworn before me this 13th day of June, 1997.

Notary Public

[My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDER'S 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 Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **June, 1997**.

Frances K. McKinstery

Frances K. McKinstery

By: Carol Lynn Bowers AKA Carol Lynne Bowers Attorney in fact.
Carol Lynne Bowers

Carol Lynn Bowers,
her attorney in fact as
authorized pursuant to
a General Power of Attorney
recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Carol Lynn Bowers**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Frances K. McKinstery, a widow,** and is authorized by **Frances K. McKinstery** to execute this instrument on her behalf pursuant to a General Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this 13th day of June, 1997.

Notary Public
My Commission Expires:

File No. 9706-070.wd

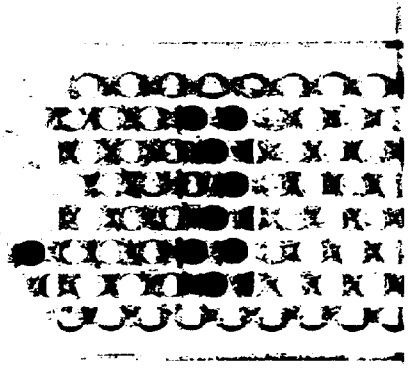
RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3336 06/16 0101 03CHECK $15.00

97 JUN 16 AM 10:50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

03 16 16 9



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10493 PG 193

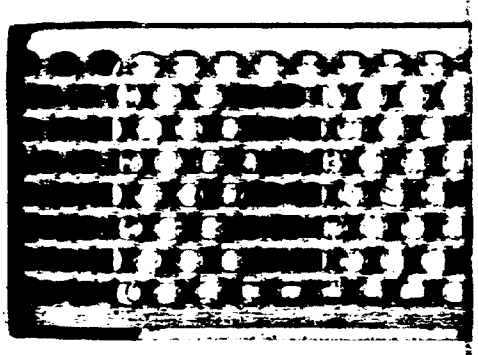
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90

06/16/97 01 10:55 0001 3336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0316169
IDENTIF. ↑ REFERENCE

97 JUN 16 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1163221