188

BOOK 10517 PG 397

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **June, 1997** between EDUARDO SANDOVAL, JR., EXECUTOR, UNDER THE WILL OF HELEN MARS COLLIER, A/K/A HELEN M. COLLIER, DECEASED, GRANTOR, and SANDRA J. JENKINS, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, EDUARDO SANDOVAL, JR., EXECUTOR, UNDER THE WILL OF HELEN MARS COLLIER, A/K/A HELEN M. COLLIER, DECEASED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto SANDRA J. JENKINS, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 539 SKYVIEW DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves/itself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Eduardo Sandoval Jr. Executor

EDUARDO SANDOVAL, JR., EXECUTOR
Signature of Seller

97 JUL -3 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

03228857

0094 07/03 0101 03CHECK

329.50

BOOK 10517 PG 398

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDUARDO SANDOVAL, JR., EXECUTOR, the within named bargainor, 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, at office, this **26th** day of **June, 1997.**

Denise C. Ce
Notary Public

DAVIDSON COUNTY TEN. NOTARY PUBLIC AT LARGE DENISE C.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

SANDRA J. JENKINS

Property Address:

539 SKYVIEW DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:

FIRST AMERICAN NATIONAL BANK
P.O. Box 290391
Nashville Tennessee 37229-0396

Map & Parcel #: MAP 083-11, PARCEL 074.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sandra J. Jenkins
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 1997.**

Denise C. Ce
Notary Public

DAVIDSON COUNTY TEN. NOTARY PUBLIC AT LARGE DENISE C.

My Commission Expires: 5/25/2000

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

EXHIBIT 'A'

Lying in the 11th Civil District of said County, being part of a tract marked "Reserved on the Plan of Rolling Acres Subdivision, as of record in Book 1130, page 34, Register's Office for said County, and being designated as Tract "C" on the unrecorded plan of the resubdivision of said Reserved tract, prepared by Z.J. Wilkinson, Surveyor, on December 31, 1949, and described as follows:

Beginning at a concrete monument at the common easterly corner of Lots 11 and 12 on the plan of said Rolling Acres Subdivision; thence south 87 deg. east 297.7 feet to an iron pin, which is 230.3 feet west of a concrete monument in the west line of the L. & N. Railroad right-of-way; thence north 3 deg. east 84 feet to an iron pin; thence north 87 deg. west, passing an iron pin at 195.7 feet, in all 295.7 feet to the common corner of Lots 10 and 11 of said Rolling Acres Subdivision; thence along the east line of said Lot 11, south 4 deg. 30' west 84 feet to the beginning.

Being the same property conveyed to Frank W. Collier and wife, Helen M. Collier, by Deed from FRED H. & GERTRUDE BROWN, of record in Book 1784, page 589, Register's Office for DAVIDSON County, Tennessee, the said Frank W. Collier having since died, the property vested in his surviving spouse, Helen M. Collier. Helen M. Collier died, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Docket No. 97P-351, and filed in Will Book 212, page 38, her Executor, Eduardo Sandoval, Jr., was given the power to sell said property for the benefit of her children, Eduardo Sandoval, Jr., Elena Pittman, Pilarcito (Honey) Clark, Maria Luisa Martin, Frank Collier, Jr., Kirby Don Collier and Sylvia Thomas.

EXHIBIT 'B'

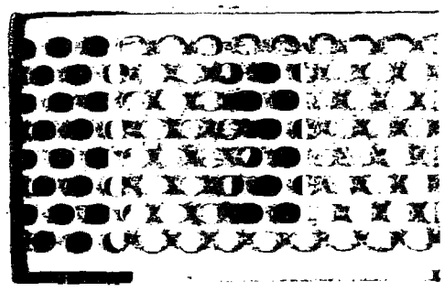
1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 083-11, PARCEL 074.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 780.75).

2. All matters as set forth on the Plan of record in Plat Book 1130, page 34, said Register's Office, which plan includes a 30-foot minimum building setback line from SKYVIEW DRIVE; a 10-foot public utility and drainage easement along the BACK lot line.

3. A 20-foot easement for SEWER/STORM DRAINAGE, of record in Book 4006, page 751, said Register's Office.

4. An easement for trunk sewer of record in Book 3569, page 424, said Register's Office.

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



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

RECEIVED OF _____

FOR _____

BOOK 10517 PG 400

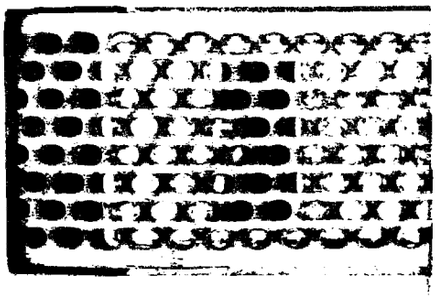
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 12.00
TOTAL 329.35
CHECK 329.35

07/03/97 01 12:34 0001 0694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322857
IDENTIF. REFERENCE

97 JUL -3 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170468