BOOK 10575 PG 439

Book -

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Jacobs (NAME)	New Owner (NAME)	MAP 161-10A
5469 Village Way (ADDRESS)	(ADDRESS)	PARCEL 88
Nashville, Tennessee 37211 (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, Mary Ann Clouse, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark J. Jacobs, a single person

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 No. 12 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ann Clouse, a single person, by deed from Fox Ridge Company, a Limited Partnership, of record in Book 6375, page 281, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Restrictive covenants contained in an instrument of record in Book 6143, page 11, and amended in Book 6398, page 495, and Book 6852, page 497, Book 7207, page 251 and Book 8507, page 831, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5200, page 6130, and amended in Book 6293, page 365, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

This is improved (X) unimproved ( ) property, known as 5469 Village Way, Nashville, Tennessee 37211
(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 15th day of August 19 97

Mary Ann Clouse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Clouse, a single person

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 Franklin, Tennessee, this 15th day of August, 19 97.

Commission expires 11-20-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

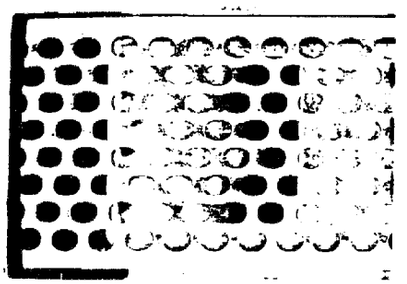
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____

Notary Public

03394428
IDENTIF. ↑ REFERENCE
97 AUG 20 PM 12:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
RECORDING FEE 9.00 DATA PROCESSING 2.00



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

RECEIVED OF _____

FOR _____

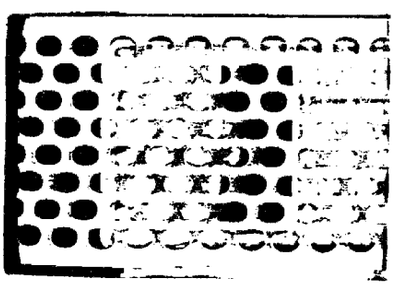
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CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CASH	10390.00
			CON TX	384.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	393.43
			CHECK	393.43

08/20/97 01 12:58 0001 8870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339428
IDENTIF. ↑ REFERENCE

97 AUG 20 PM 12:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188411