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 **September, 1997** between NANCY S. SUTTON, A MARRIED WOMAN, and ROGER C. SUTTON, HER HUSBAND, GRANTORs, and REBECCA L. JACOBS, 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, NANCY S. SUTTON, A MARRIED WOMAN, and ROGER C. SUTTON, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto REBECCA L. JACOBS, 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 GRANTORs 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 602 BROADMOOR DRIVE, NASHVILLE, TN ~~37207~~ 37216. NS

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 GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their 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.

ROGER C. SUTTON, husband of NANCY S. SUTTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and
interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Nancy S. Sutton
NANCY S. SUTTON Signature of Seller

Roger C. Sutton
ROGER C. SUTTON
Signature of Seller

0355491
IDENTIF. ← REFERENCE

97 OCT -3 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6083 10/03 0101 03CHECK 3.1.60

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NANCY S. SUTTON, AN UNMARRIED WOMAN, and ROGER C. SUTTON, HER HUSBAND, the within named 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, at office, this **26th** day of **September, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

REBECCA L. JACOBS, UNMARRIED
2000 EASTSIDE AVENUE
NASHVILLE, TN 37206

Property Address:

602 BROADMOOR DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

FIRST AMERICAN NATIONAL BANK

Map & Parcel #: MAP 061-06, PARCEL 020.00

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 **$78,000.00** 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.

Affiant

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

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 148 on the Map of Section One, Gra-Mar Acres, as of record in Book 2133, page 27, Register's Office for said County.

Said Lot No. 148 fronts 90 feet on the southerly side of Broadmoor Drive and runs back between lines, 250.6 feet on the westerly line and 208.7 feet on the easterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to REBECCA L. JACOBS, UNMARRIED, by Deed from SHARON PARKER AND DANIEL ATKINSON, of record in Book 10365, page 359, Register's Office for Davidson County, Tennessee.

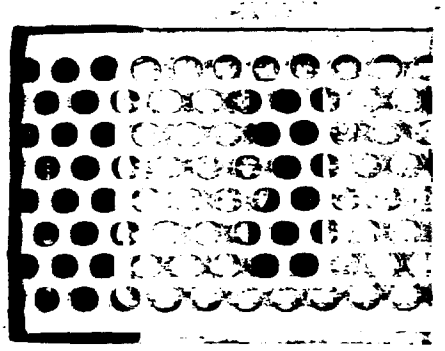
EXHIBIT 'B'

EXHIBIT 'B'

1. All real property taxes for the year 1998 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Plat Book 2133, page 27, said Register's Office, which plan shows a 50-foot minimum building setback line from Broadmoor Drive and a 10-foot public utility and drainage easement along the southerly lot line.

3. Restrictive Covenants of record in Deed Book , Page , and of record in Book 2139, page 65, Register's Office for DAVIDSON County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10633 PG 717

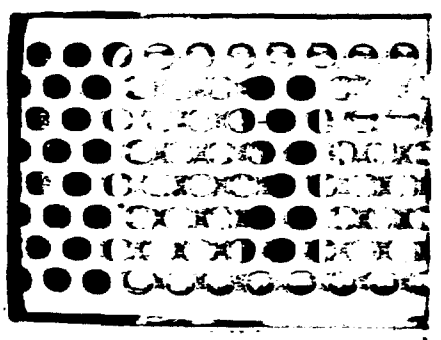
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

10/03/97 01 12:35 0001 6083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355491
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205425