BOOK 10701 PG 528

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36189)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF November 19 97
NOTARY PUBLIC
MY COMMISSION EXPIRES ____
(AFFIX SEAL)
My Commission Expires MAR. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Regina A. DuBois (NAME)	SAME (NAME)	103-3-206
132 51st Avenue North (ADDRESS)	(ADDRESS)	25W-9590
Nashville, TN 37209 (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, Jonathan C. Ivins and wife, Belinda J. Ivins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina A. DuBois

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. 6 on the map of H.S. Hunter's resubdivision of Block No. 7, Sylvan Park Subdivision, as of record in Book 974, Page 23, Register's Office for said County.

Said Lot No. 6 fronts 53 feet on the easterly side of 51st Avenue North, and runs back between parallel lines, 172.5 feet to a dead line.

BEING the same property conveyed to Jonathan C. Ivins and wife, Belinda J. Ivins by deed from James K. Lester and wife, Margaret Revell Michael of record in Book 8907, Page 764, Register's Office for Davidson County, Tennessee.

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

97 DEC -1 PM 1:30
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0374674
IDENTIFICATION REFERENCE

Unimproved ( )
This is improved (X) property, known as 132 51st 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 unincumbered 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 hands this 21st day of November, 19 97

Jonathan C. Ivins
Jonathan C. Ivins

Belinda J. Ivins
Belinda J. Ivins

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

BOOK 10701 PG 529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jonathan C. Ivins and wife, Belinda J. Ivins

the bargainor s 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 and official seal at Nashville Tennessee this 21st day of November, 1997.

Commission expires: 7/25/98

ALLEN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

5174 12/01 0101 03CHECK 369.75

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

RECEIVED OF _____

FOR _____

BOOK 10701 PG 530

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 97500.00
CON TX 369.75
PRFEE 1.00
WDEED 8.00
TOTAL 369.75
CHK 369.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/97 01 13:32 0001 5174

03746 74
IDENTIFICATION

97 DEC -1 PM 1:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1226008