BK/10758/pg285

0389710

IDENTIF. & REFERENCE

98 JAN 13 AM 11:08

ELLA ... REGISTER
DAVIDSON CO., TN.

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
LeMac Enterprises, Inc. **1807 8th Avenue South** **Nashville, TN 37203**	SAME	82-13-57

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1596 01/13 0101 03CHECK 75.60

The actual consideration or value whichever is greater, for this transfer is $18,000.00.

Affiant

Subscribed to and sworn before me this 8th day of January, 1998.

Notary Public

EVA M. LEMEH NOTARY PUBLIC AT LARGE

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Dollars ($18,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TONDALEYA AQUANETTA JOBE and husband MOSE A. JOBE, signing as the husband of Tondaleya Aquanetta Jobe in order to transfer any and all marital and other rights he may have in the property being transferred herein (collectively referred to herein as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto LeMAC ENTERPRISES, INC., a Tennessee corporation (the "Grantee"), its legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 21 and the westerly 10 feet of Lot No. 22 on the Plan of Block "A" of the Bransford's Realty Company's North Hill Subdivision, of record in Book 332, page 23, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 21 and the westerly part of Lot No. 22 fronts together 40 feet on the southerly side of Jackson Street and runs back between parallel lines 100 feet to an alley.

Being the same property conveyed to Calvin W. Barnes and Tondaleya Aquanetta Jobe, as tenants in common with the right of survivorship by deed from James A. Waechter III, Trustee of record in Book 10005, page 239, Register's Office for said County, the said Calvin W. Barnes having since died.

This is improved real property known as 901 Jackson Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, its legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 8th day of January, 1998.

Tondaleya Aquanetta Jobe
TONDALEYA AQUANETTA JOBE

MOSE A. JOBE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONDALEYA AQUANETTA JOBE and MOSE A. JOBE, the within named bargainors, 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, Davidson County, Tennessee, this 8th day of January, 1998.

Notary Public

EVA W. LEMEH NOTARY PUBLIC AT LARGE

My Commission Expires: March 25, 2000

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

RECEIVED OF _____

FOR _____

BOOK 10756 PG 287

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	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	8.00
TOTAL	75.60
CHECK	75.60

01/13/98 01 11:09 0001 1596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389710
IDENTIF. # REFERENCE

98 JAN 13 AM 11:08

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

No. 1242247