BOOK 10842 PG 879

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36490)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
13th DAY OF March 19 98
Notary Public
MY COMMISSION EXPIRES 1/14/98
(AFFIX SEAL)

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

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Eugene K. Jenkins, Jr. (NAME)	FT Mortgage Companies dba First (NAME)	133-6-119
161 McCall Street (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Bertha C. Hall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene K. Jenkins, Jr., unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, being part of Lot No. 30 on the plan of Hinchey Petway property, as of record in Minute Book "I", Page 442, Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, July 9, 1954, as follows:

Beginning on the southerly margin of McCall Street at the northwest corner of the property conveyed to W. Donnell Tatum by deed from Charlie Clark and wife, of record in Book 2090, Page 337, R.O.D.C., thence with said Tatum's westerly line S. 3 deg. west 217.2 feet to an iron pin; thence North 87 deg. 15' west 85.1 feet to the southeast corner of the property conveyed to J. Raymond Bailey and wife, by deed from Charles Newman and wife, of record in Book 1151, Page 361, R.O.D.C.; thence with the said Bailey's easterly line north 3 deg. east 218.2 feet to the southerly margin of McCall Street; thence with same south 85 deg. 45' east 85.1 feet to the beginning.

BEING the same property conveyed to Bertha C. Hall, unmarried by deed from Robert D. Hall of record in Book 4791, Page 330, Register's Office for Davidson County, Tennessee.

Property Address: 161 McCall Street, Nashville, TN 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 unincumbered, unless otherwise herein noted, 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 13th day of March 19 98

Bertha C. Hall by Barbara G. Hutton as her attorney in fact

Bertha C. Hall
by Barbara G. Hutton as her attorney in fact

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

BOOK 10842 PG 880

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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 Nashville Tennessee this 13th day of March 19 98.

Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County above and personally appeared _____ and _____ with whom I am personally acquainted and who upon oath 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

State of Tennessee
County of DAVIDSON

On this the 13TH day of MARCH, 1998, before me personally appeared BARBARA G. HUTTON to me known to be the person who executed the foregoing instrument in behalf of BERTHA C. HALL as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said BERTHA C. HALL.

Witness my hand and official seal at NASHVILLE TENNESSEE, this the 13TH day of MARCH, 1998.

My Commission Expires:
4/28/98

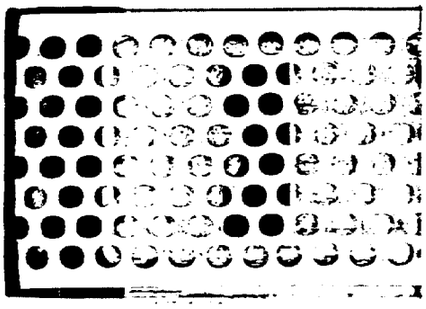
Notary Public

98 MAR 18 AM 10:25

04 13563

IDENTIF. + REFERENCE

7299 03/18 0101 03CHECK 378.63



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

RECEIVED OF _____

FOR _____

BOOK 10842 PG 881

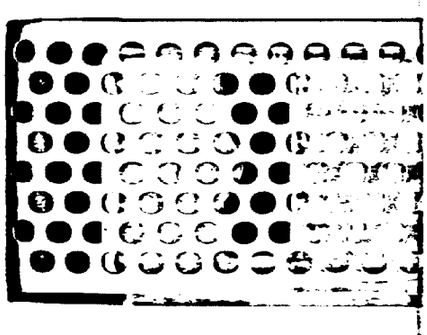
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
TOTAL	378.63
CHECK	378.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/98 01 10:23 0001 7299



04 13563
IDENTIF. ← REFERENCE

98 MAR 18 AM 10: 25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1267655