prepared by:
RETURN TO:
TRANSCONTINENTAL TITLE CO.
25 CENTURY BLVD., #306
NASHVILLE, TN 37214

BOOK 10896 PG 974

63

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 16th day of February, 1998.

KRISTIN M. CHUMLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

Melinda L. Mayhew
Affiant

Kristin M'Chumley
Notary Public

My Commission Expires JULY 28, 2001

WARRANTY DEED

SEND TAX BILL TO:

Address of New Owner Send Tax Bills To:
MARY E. JENNINGS
903 GILMORE AVE.
NASHVILLE, TN 37204

Prepared By:
TransContinental Title Company
25 Century Blvd, #306
Nashville, TN 37214

map & parcel no. 118-01-0-294.00

7346 04/23 0101 03CHECK 175.50

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RUBY LEE KING, n/k/a RUBY K. GOINS AND JOSEPH P. GOINS, HUSBAND AND WIFE,**

HEREINAFTER CALLED GRANTOR(S), HAVE CONVEYED AND QUIT CLAIMED, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **MARY E. JENNINGS, UNMARRIED**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 90 AND THE WEST 1 FOOT OF LOT 91 ON THE PLAN OF MONTROSE PLACE, OF RECORD IN BOOK 57, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 51 FEET ON THE SOUTH SIDE OF GILMORE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RUBY LEE KING, BY DIVORCE DECREE RECORDED IN BOOK 6776, PAGE 889, REGISTERS OFFICE OF MONTROSE COUNTY, TENNESSEE.

PROPERTY ADDRESS: 903 GILMORE AVE., NASHVILLE, TN 37204

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS_____ HAND_____ THIS 16th DAY OF February, 1998.

Jack McCarthy
WITNESS

Michael K. Smith
WITNESS

Ruby L Goins

Joseph P. Goins

BOOK 10896 PG 975

State of Illinois
County of Fulton

On this 16th day of February, 1998, before me personally appeared RUBY LEE KING, n/k/a RUBY K. GOINS, and JOSEPH P. GOINS, husband and wife, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

May 15, 2001

OFFICIAL SEAL
AIMEE MARTINDALE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/15/01

Aimee Martindale
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 199 , before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal,
My Commission expires:

_____

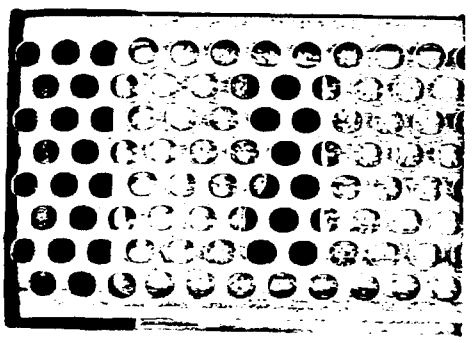
_____
Notary Public

WARRANTY DEED

04285641
IDENTIF. & REFERENCE

98 APR 23 AM 10:25
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10896 PG 976

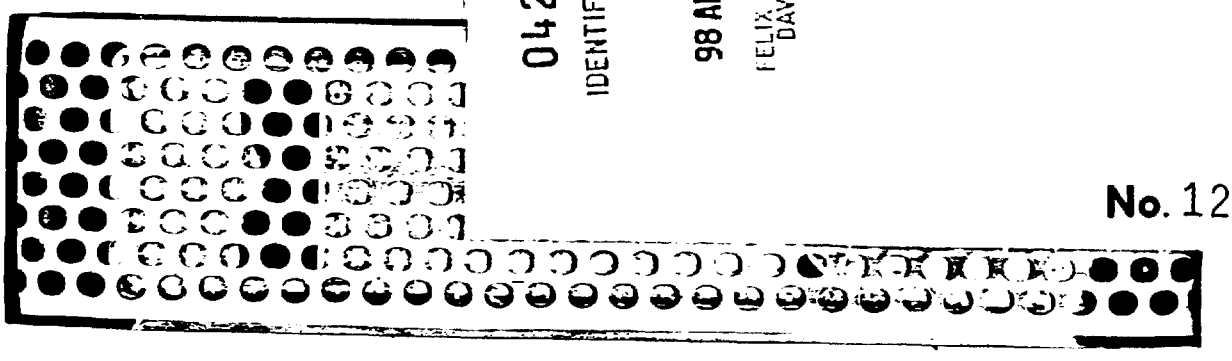
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

04/23/98 01 10:26 0001 7346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428564
IDENTIF. ↑ REFERENCE

98 APR 23 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283470