10

WARRANTY DEED

BOOK 11201 PAGE 588

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 177,000.00

Patricia S. Carden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 19 98

Karen M Smith
Notary Public

MY COMMISSION EXPIRES: 1-20-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Kenneth L. Black	Same	Map 127
8451 Highway 70 South		Parcel #101
Nashville, TN 37221		

FOR AND IN 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, Marilyn Jeffries

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Black, 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:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 of a portion of the W. T. Hutton Property and described according to a survey made by James L. Murphy, Jr. and Company, dated January 5, 1967 and surveyed by John Kohl and Company, dated May 15, 1978, as follows:

Said Tract No. 4 fronts 161.05 feet on the southerly margin of Memphis-Bristol Highway, and runs back 777.15 feet on its westerly line and 580 feet on its easterly line to a broken line in the rear on which it measures 306.89 feet thereon.

Being the same property conveyed to Joseph L. Edwards and Marilyn Jeffries, by deed from William Thomas Roberts and wife, Evelyn Roberts, of record in Book 8948, page 68, the said Joseph L. Edwards, unmarried having quitclaimed his interest to Marilyn Jeffries and Lloyd Jeffries of record in Book 10536, page 776, said Register's Office. Lloyd Jeffries having quitclaimed his interest in said property to Marilyn Jeffries by deed being recorded simultaneously herewith.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

8451 Highway 70 South, Nashville, TN 37221
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this the 10th day of June, 19 98.

MARILYN JEFFRIES

BY: Patricia S. Carden

Patricia S. Carden, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Patricia S. Carden as attorney in fact for Marilyn Jeffries, the within named bargainor(s), 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 purpose therein contained. as attorney in fact for Marilyn Jeffries.

WITNESS my hand, at office, this the 10th day of June, 1998.

Karen M. Sayloe
NOTARY PUBLIC

My Commission Expires: 1-20-02

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

0511629
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 9:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6028 11/12 0101 03CHECK 665.90

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

RECEIVED OF _____

FOR _____

BOOK 11201 PAGE 590

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	
				177000.00
			CON TX	654.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	665.90
			CHECK	665.90
		11/12/98	01	09:25 0001 6028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 1 1629
IDENTIF. # REFERENCE

98 NOV 12 AM 9:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371138