BOOK 11204 PAGE 679

BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,500.00. Katrina L. Jakes **Affiant** Subscribed and sworn to before me, this 13th day of November, 1998. Wesley D. Turner Notary Public My Commission Expires:

Address New Owner As Follows: Katrina L. Jakes 2040 Ransom Place Nashville, TN 37217	Send Tax Bills To: Countrywide Home Loans P. O. Box 10212 Van Nuys, CA 91410-0215	Map-Parcel Number: 135-14-0-B 042.00CO 2DX 09013

WARRANTY DEED 6905 11/13 0101 03CHECK 479.35

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK A. FRANCIS AND WIFE, CYNTHIA E. FRANCIS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KATRINA L. JAKES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Ransom Place, Section One, Phase Two, a planned unit development, of record in Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Francis and wife, Cynthia E. Francis by deed from Ransom Place Homes, Inc., of record in Book 9330, page 106, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions, including liens for assessments, contained in instrument of record in Book 7867, page 81, as amended in Book 7885, page 868; Book 8070, page 55; Book 8424, page 414; Book 8505, page 235; Book 8550, page 764; Book 8708, page 86 and Book 8846, page 184, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 463, Register's Office for said County.

4. Deed of Easement of record in Book 9195, page 125, Register's Office for said County.

5. Storm Water Detention Joint Maintenance Agreement of record in Book 9195, page 132, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Joint Maintenance Agreement of record in Book 8879, page 270, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9190, page 71 and Book 9190, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as 2040 Ransom Place, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of November, 1998.

Mark A. Francis

Cynthia E. Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK A. FRANCIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 1998.

No tary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/30/99

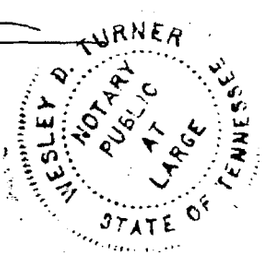
0020606.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA E. FRANCIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 1998.

Notary Public



My Commission Expires: 5/3499

0512462
IDENTIF. & REFERENCE

98 NOV 13 PM 3:58
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0020606.01

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

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 682

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	125500.00
CON TX	464.35
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	479.35
CHECK	479.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/13/98 01 15:52:0001 6905

0512462
IDENTIF. & REFERENCE

98 NOV 13 PM 3:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372000