BOOK 11242 PAGE 196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 98.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN. 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Majors (NAME)	Tucker Federal Bank D/B/A Prime (NAME)	2DA 55020
1015 Kipling Drive (ADDRESS)	P.O. Box 211788 (ADDRESS)	107-14-125
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, RICHARD A. JEFFRIES, ADMINISTRATOR, CTA, FOR THE ESTATE OF ROSE V. JEFFRIES, DECEASED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy D. Majors and wife, Theresa A. Majors

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 Davidson County, Tennessee, being Lot No. 169 on the Plan of Miro Meadows of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rose V. Jeffries by deed from Kenneth S. Victory and Janice H. Feinstein, of record in Book 5716, Page 568, Register's Office for said County. The said Rose V. Jeffries having since died on October 5, 1998, in Davidson County, Tennessee. Pursuant to her Last Will and Testament of record in Will Book 224, page 73, in the 7th Circuit Court for Davidson County, Tennessee, Docket No. 98P-1778, Richard A. Jeffries was appointed Administrator CTA for the Estate of Rose V. Jeffries, deceased. Diana J. Jeffries was awarded a life estate in subject property pursuant to the Last Will and Testament of Rose V. Jeffries, and disclaimed her interest in said estate by Disclaimer of Interest in Estate of record in Book 436 page 294, in the 7th Circuit Court for Davidson County, Tennessee.

0522239
IDENTIF. ↑ REFERENCE

98 DEC -8 PM 1:35
ILL. GARNETT REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 1015 Kipling Drive, Nashville, TN 37217
(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 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 this 3rd day of December, 19 98

Richard A. Jeffries, Administrator, CTA
for the Estate of Rose V. Jeffries, deceased

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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 Richard A. Jeffries

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee this 3rd day of December 19 98

Commission expires 3-23-02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

7268 12/08 0101 03CHECK 255.20

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

RECEIVED OF 7269 12/08 0101 03CHECK ~~8.00~~

FOR BOOK 11242 PAGE 198

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 66000.00
				CON TX 244.20
				PRFEE 1.00
				WDEED 2.00
				CFEE 2.00
				TOTAL ~~249.20~~
				CHECK 249.20
			12/08/98 01	13:36 0001 7268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522239
IDENTIF. ↑ REFERENCE

98 DEC -8 PM 1:35
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

WDEED	8.00
TOTAL	~~8.00~~
CHECK	8.00

12/08/98 01 13:36 0001 7269

TOTAL $255.20

No. 1382258