0596385

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (gj) Title No: 40759
Dav. Co. File: Box 8

99 JUN -7 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11515 PG. 25

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Jones 1031 15th Avenue South Nashville, Tennessee 37212	Premier Lending Corporation 2759 Delk Road, Suite 201 Marietta, Georgia 30067

TAX MAP-PARCEL NUMBERS: 105-1-144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 96000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason A. Robbin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Jones,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 109 in the subdivision of Lots Nos. 74, 75 and 6 of the Boyd Ament Tract Plan which is of record in Book 21, page 83, said Register's Office.

SAID Lot No. 109 fronts 50 feet on the westerly margin of 15th Avenue, South, formerly Bowles Avenue, and extends back between parallel lines 140.9 feet to an alley in the rear.

BEING the same property conveyed to Jason A. Robbin, an unmarried person, by deed from John A. Veasy and wife, Juanita E. Veasy, of record in Book 9816, page 37, said Register's Office.

Jane Zerface joins in the execution of this conveyance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This instrument is executed on behalf of Jane Zerface by Jason A. Robbin as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1031 15th Avenue South, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 1999.

Jason A. Robbin

Jane Zeface, By: Jason A. Robbin, Atty-In-Fact

State of Tennessee
County of Davidson

On this 4th day of June, 1999, before me the undersigned authority, personally appeared **Jason A. Robbin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 96000.00

Affiant

Sworn and subscribed before me on the 4th day of June, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19

Notary Public

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 **Jason A. Robbin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jane Zerface**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of June, 1999.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jason A. Robbin

TO: Jennifer Jones

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jason A. Robbin, Affiant

Sworn to and subscribed before me this
4th day of June, 1999.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

06/07/2016 01:01 CHECK 370-20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 28

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0596385

IDENTIFICATION REFERENCE

99 JUN -7 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	370.20
CHECK	370.20

06/07/99 01 13:04 0001 6016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470510