PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road
Nashville, TN 37215
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41278
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victoria J. O'Grady 5207 Park Ave. Nashville, TN 37209	FT Mortgage Companies D/B/A FirstTennessee Mortgage Co., Inc. P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 91-15-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 71,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lesli G. Jacobs, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria J. O'Grady,** 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 part of Block 7, on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the southerly margin of Park Avenue (formerly First (1st) Avenue), at a point 157.5 feet westerly from the westerly margin of 52nd Avenue, North (formerly Eleventh (11th) Street); thence with the southerly margin of Park Avenue, westerly 52.5 feet; thence southerly parallel with 52nd Avenue, North 162.5 feet to a point half (1/2) way to Elkin Avenue; thence easterly parallel with Park Avenue, 52.5 feet to a point 157.5 feet westerly from the westerly margin of 52nd Avenue, North; thence northerly 162.5 feet to the BEGINNING.

BEING the same property conveyed to Lesli G. Jacobs, unmarried by deed from Robert Ballinger and wife, Dana Ballinger of record in Book 10158, page 769, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; all matters set out on the Plan, with Owner's Certificate, of record in Plat Book 421, page 18, said Register's Office.

This is improved property, known as: 5207 Park Ave., Nashville, TN 37209

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.

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 8th day of October, 1999.

Lesli G. Jacobs

State of Tennessee
County of Davidson

On this 8th day of October, 1999, before me the undersigned authority, personally appeared **Lesli G. Jacobs**, 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.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 7/26/2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 71,000.00

Affiant

Sworn and subscribed before me on the 8th day of October, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 7/26/2003

96139

RECEIVED FOR REFERENCE

99 OCT 13 PM 12:38

CATHY REGISTER
DAVIDSON COUNTY, TN.

Widoc Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11701 PAGE 993

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

0646139

99 OCT 13 PM 12:38

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527214