Allison Title Company
116 Wilson Pike Cir. Ste 206
Brentwood, TN 37027
Phone (615) 376-0566
Fax (615) 376-0563

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (st) Title No: 41292
Dav. Co. File: ~~Bon-8~~

RECEIVED
DAVIDSON CO. TN.
99 OCT 21 PM 2:02
CROSS REFERENCE
06488865

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lesli G. Jacobs 608 South 17th Street Nashville, TN 37206	Sunbelt National Mortgage 1140 Hammond Drive, Suite G-7150 Atlanta, Ga 30328

TAX MAP-PARCEL NUMBERS: 94-02-26

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott E. Valentine, Jr., unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lesli G. Jacobs,** 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 the southerly 60 feet of Lots No. 262 and 264 on the plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

SAID part of Lots Nos. 262 and 263 fronts 60 feet on the westerly side of South 17th Street and runs back between parallel lines, with the northerly margin of East Side Avenue, 100 feet to the easterly line of Lot No. 264.

BEING the same property conveyed to Scott E. Valentine, Jr., an unmarried person by deed from Fred Brewer and Helen Brewer, husband and wife, of record in Book 9505, Page 163, Register's Office for said County.

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 shown on the Plan, with Owner's Certificate, of record in Plat Book 57, Page 130, said Register's Office.

This is improved property, known as: 608 South 17th Street, Nashville, TN 37206

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 and, has a good right to convey it.

GRANTOR FURTHER COVENANTS and binds itself, its heirs representatives, and successors to warrant specially and forever defend the title to the said real estate to Grantee, its heirs and assigns, against the lawful claim of all persons claiming through and under Grantor (other than the claims arising out of the matters set forth above), but not further or otherwise.

227.10 0102 0102 266.30

WITNESS THE EXECUTION HEREOF on October 8, 1999.

Scott E. Valentine, Jr.

State of Tennessee
County of Davidson

On October 8, 1999, before me the undersigned authority, personally appeared Scott E. Valentine, Jr., 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 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69,000.00

Affiant

Sworn and subscribed before me on October 8, 1999.

Notary Public

My Commission Expires: 6/4/02

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Wldoc Deed Wty QDoc

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0648865

REFERENCE

99 OCT 21 PM 2:02

REGISTER
DAV. CTY. TN.

BOOK 11712 PAGE 212

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	266.30
CHECK	266.30

10/21/99 01 14:05 0001 2277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530074