02

Realty 42 A

Instr:20000829008516 4 Page: 1 OF 2
REC'D FOR REC 08/29/2000 10:40:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $55.50

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

ELIZABETH SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Affiant

Subscribed and sworn to before me this 18th day of August, 2000.

Notary Public
My commission expires: 11/29/03

Address of New Owner:	Send Tax Bills to:	Tax-Information
Constance A. Jakubcin 1116 B Dog Creek Road Kingston Springs, TN 37082	New Owner	94-01-018

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelley Properties, L.L.C., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Constance A. Jakubcin, hereinafter called the Grantees, their successors 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. 33 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the west side of South 12th Street and runs back between parallel lines along the north margin of Eastside Avenue, formerly Ashworth Avenue, 161 feet to an alley in the rear.

Being the same property conveyed to Kelley Properties, L.L.C. by deed from Mattie Ruth Spencer, devisee under the will of Gerald Wayne Spender, deceased, of record in Book 1441, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 520 South 12th 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of August, 2000.

Kelley Properties, L.L.C.

By:

Kenneth Kelley, its Chief Manager

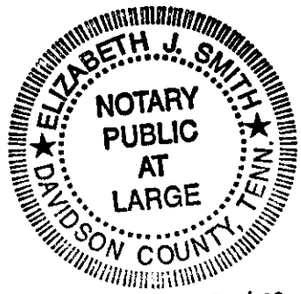
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Kelley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Kelley Properties, L.L.C., the within named bargainor, and that he is authorized by Kelley Properties, L.L.C. to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 18th day of August, 2000.

Notary Public

My Commission expires 11/29/03



My Commission Expires
November 29, 2003