Mail to

WARRANTY DEED

BOOK 10308 PG 546

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Halliday (NAME)	New Owner (NAME)	118-07-116.00
2799 Bransford (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(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, Zoe Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David F. Halliday and wife, Dyanne D. Halliday

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, TN, being Lot No. 19 of Block A on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County, described as follows:

Beginning at a point in the north margin of West Iris Drive, at the corner of Lots Nos. 18 and 19, thence with the line between said lots, northerly 130 feet to a point; thence easterly 104 feet to the west margin of Bransford Avenue; thence with the margin of the same, southerly 111.3 feet to the beginning of a curve; thence around said curve, southwesterly, having a radius of 20 feet, a distance of 18.08 feet to a point in the north margin of West Iris Drive; thence with the margin of said Drive, westerly 75.92 feet to the point of beginning.

Being the same property conveyed to ZOE Properties, LLC by deed from S. Douglas Smith of record in Book 9829, Page 254, Register's Office for Davidson County, TN.

Subject to all matters shown on the Plan of Record.

0260951 IDENTIF. ↑ REFERENCE

97 JAN -2 PM 12:17 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

1405 01/02 0101 03CHECK 934.00

This is improved (X) unimproved property, known as 2799 Bransford, Nashville, TN 37204
(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 31st day of December, 19 96

Zoe Properties, LLC
By: _____, President

STATE OF TENNESSEE

BOOK 10308 PG 547

COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared S Douglas Smith and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Zoe Properties, LLC the within named bargainor, ~~a corporation~~ and that he as such President and _____ company being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said S Douglas Smith as such President, and attesting the same by the said _____ as such _____.

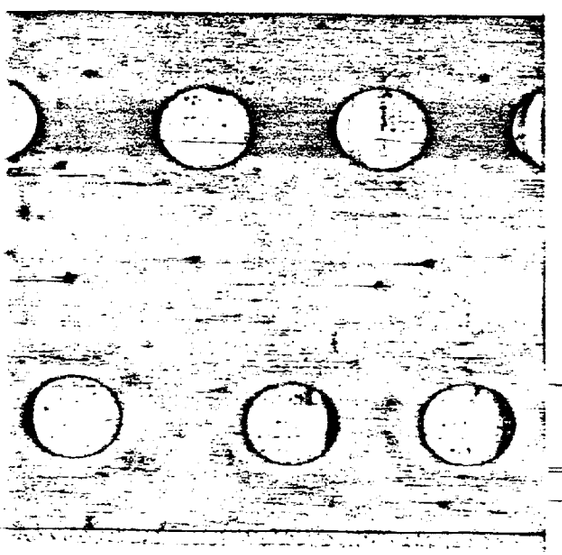
Witness my hand and official seal at office at Brentwood, TN on this the 31st day of December 19 96 .

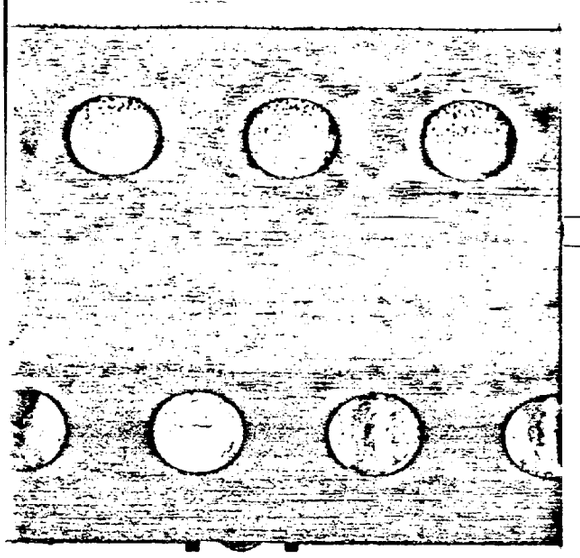
My commission expires January 29, 2000

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/2000





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 548

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 250000.00
				CON TX 925.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 934.00
				CHECK 934.00
			01/02/97 01	12:18 0001 1405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260951
IDENTIF. & REFERENCE

97 JAN -2 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103952