BOOK 10800 PG 54

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 1998

Notary Public

MY COMMISSION EXPIRES: September 29, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ BPR#010995, 214 SECOND AVE. NORTH, SUITE TWO, NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley S. Jones (NAME)	Owensboro Naitonal Bank (NAME)	MAP 90-8
6406 Frisco Avenue (ADDRESS)	230 Fredericka Street (ADDRESS)	PARCEL 45
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Owensboro, KY 42302 (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, Mary H. Hill and husband, Anthony Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley S. Jones and husband, Charles M. Jones and Elizabeth E. Hail

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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Nashville Annex, as of record in Book 3106, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 begins at a point in the northeasterly margin of Frisco Avenue, the common corner of Lots Nos. 5 and 6; thence northeasterly with the line between said two lots 125 feet to a point in the southwesterly margin of Parcel A; thence southeasterly with the line of the same, 52.5 feet to a point in the northwesterly margin of an alley; thence with the margin of the same, southwesterly 109.8 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 23.74 feet to a concrete monument in the northeasterly margin of said Frisco Avenue; thence with the margin of the same northwesterly 37.32 feet to the point of beginning.

Being the same property conveyed to Lawrence M. Broderick and wife, Mary H. Broderick, by deed from F. Wayne Rice and wife, Lois S. Rice, of record in Book 4537, page 354, Register's Office for Davidson County, Tennessee. The said Lawrence M. Broderick having since died. The said Mary H. Broderick is known as Mary H. Hill.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6406 Frisco Avenue, Nashville, TENNESSEE 37209
(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 our hand s this 17th day of February 19 98

Mary H. Hill
Mary H. Hill

Anthony Hill
Anthony Hill

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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 Mary H. Hill and husband, Anthony Hill

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 17th day of February, 1998.

Commission expires September 29, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

5086 02/19 0101 03CHECK 279.

LEGAL DESCRIPTION CONTINUATION

TRACT 2:

Land in Davidson County, Tennessee, being the northwesterly one-half of Alley No. 1502 adjoining the southeasterly property line of Tract 1, and being that portion of the alley closed by Metro Ordinance No. 088-161.

M.H.H.

PICK-UP

IDENTIF. & REFERENCE
98FEB19 AM 9:15
DAVIDSON COUNTY, TN

0402267

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	12.00
TOTAL	279.40
CHECK	279.40

02/19/98 01 00114 0001 5086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04022267
IDENTIF. ← REFERENCE

98 FEB 19 AM 9:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255588