**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 2nd day of July 1998

Notary Public

My Commission Expires: 4-29-2001

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| LANE EASTERLY<br>1303 Forrest Avenue<br>Nashville, Tennessee 37206 | Lane Easterly<br>1016 Woodland Street<br>Nashville, TN 37206 | MAP 83-9<br>PARCEL 102 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND NO/100---------- ---------- ($ 25,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DAVID M. TAYLOR, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto LANE EASTERLY, UNMARRIED

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east one-half of Lot No. 5 of Block No. 3 on the map of Bailey's Subdivision of Andrew Miller Home Place of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50.0 feet on the north side of Forrest Avenue and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to David M. Taylor by Trustee's Deed from Real Security, Inc., Trustee, of record in Book 9914, page 765, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
98 JUL -7 AM 11:18
0459385

This is improved property known as 1303 Forrest Avenue, Nashville, Tennessee 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, his heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bailey's S/D of Andrew Miller Home Place of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of July, 19 98.

DAVID M. TAYLOR

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 DAVID M. TAYLOR, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 19 98.

My Commission Expires: September 29, 2001

Notary Public

---

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

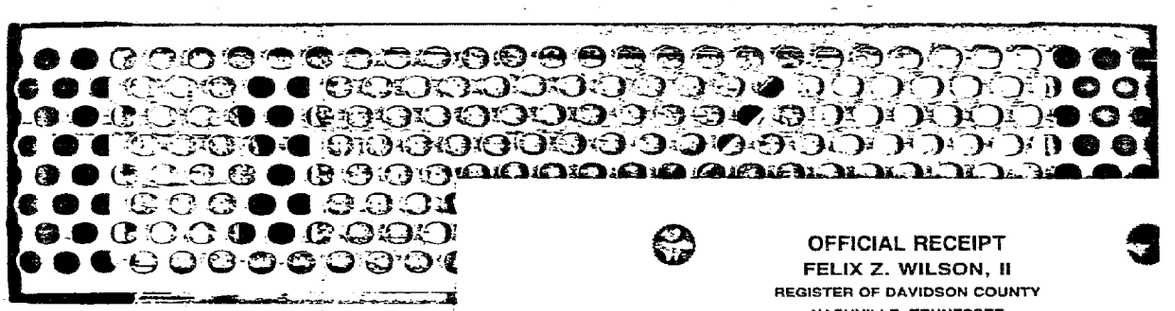
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0243 07/07 0101 03CHECK 103.50



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

RECEIVED OF _____

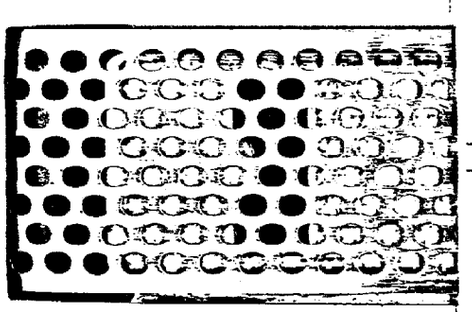
FOR _____

BOOK 11009 PAGE 382

| | | |
|---|---|---|
| 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 25000.00 |
| | | | | CON TX 92.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 103.50 |
| | | | | CHECK 103.50 |
| | | | 07/07/98 01 | 11:18 0001 0243 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0459385
IDENTIFICATION REFERENCE

98 JUL -7 AM 11:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1315990