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48-

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 3,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June 19 98
Notary Public
MY COMMISSION EXPIRES: 5-9-2001
(AFFIX SEAL)

Box 488

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TYRONE MORTON (NAME)	(NAME)	MAP 81-12
107 E. Trinity Lane (ADDRESS)	SAME (ADDRESS)	PARCEL 186
Nashville TN 37207 (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, NANCY H. STEELE ~~AND HUSBAND, XXXXXXXXXXXXXXXX~~, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TYRONE MORTON, UNMARRIED

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:

SITUATED in Davidson County, Tennessee, ~~and~~ being further described as follows:

IN the second ward on the city of Nashville what was formerly the 13th Civil District of said county, beginning at a point in the westerly margin of 12th Avenue North, Formerly Florence Street 76 feet southerly from the southeast corner of lot No. 171 on the addition of the town of McGavock, which is the southeast corner of a lot heretofore conveyed by R.W. Turner to P.J. and Maggie Rowan; running thence westerly and with the southerly line of Rowan lot 154 feet, more or less, to the east margin of an alley; thence southerly with said alley 47 feet; thence running westerly and with the fence 154 feet, more or less, to 12th Avenue North, and running thence northerly 47 1/2 feet along the westerly margin of 12th Avenue North to the point of beginning at said rowan's corner.

BEING the same property conveyed to Nancy H. Steele by deed from Jessie H. Meachem of record in Book 10182, Page 168, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
The property being conveyed herein is not the place of residence of the Grantors and or ~~[illegible]~~ their spouses.
~~[illegible]~~

unimproved (X)
This is improved ( ) property, known as 1527 N 12th Avenue, Nashville, TN
(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 23rd day of June 19 98

Nancy H. Steele
NANCY H. STEELE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY H. STEELE, MARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 23rd day of June 19 98.

Commission expires 5-9-2001

Sue Robinson
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

SUMNER COUNTY, TENN.
NOTARY PUBLIC
AT LARGE
ROBIN

IDE: 4 60001

98 JUL -8 PM 1:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0909 07/08 0101 03CHECK 23.95

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 3500.00
CON TX 12.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 23.95
CHECK 23.95

07/08/98 01 13:15 0001 0909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0460001 IDENTIF. ◄ REFERENCE

98 JUL -8 PM 1:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316644