BOOK 11021 PAGE 147

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 $***38,000.00

Greg Benning, Trustee
Affiant

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

Subscribed and sworn to before me this 8th day of July, 1998.

Notary Public

My Commission Expires: 9/29/2001

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| GREG BENNING, TRUSTEE<br>1512 Gartland Avenue<br>Nashville, Tennessee 37206 | GREG BENNING,<br>Trustee<br>P.O. Box 120591<br>Nashville, Tennessee 37212 | MAP 83-10<br>PARCEL 13 |

3726 07/15 0101 03CHECK 151.60

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND AND 00/100 ($***38,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, SUSIE MAI OLIVER KAZIAN, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GREG BENNING, Trustee under Agreement dated July 1, 1998, with full power and authority to sell, transfer, convey and encumber without joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 46-1/2 feet of Lot No. 68 on the plan of subdivision of The A.V.S. Lindsley 29 Acre Tract as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Gartland Avenue, 47.0 feet westerly from the westerly margin of 16th Street, formerly Hickman Street, being A.N. Kirkland, Trustee's northwest corner; thence with the southerly margin of said Avenue, westerly 46-1/2 feet to the corner of Lots Nos. 68 and 69; thence southerly with the line between said two lots 150.0 feet to the northerly margin of an alley; thence with the northerly margin of said alley 46-1/2 feet to A.N. Kirkland, Trustee's southwest corner; thence with his westerly line northerly 150.0 feet to the beginning.

BEING the same property devised to Martha Oliver Morrison and Susie Mai Oliver Kazian by the Last Will and Testament of Lora M. Oliver which is of record in Will Book 112, page 590, Probate Court Clerk's Office for Davidson County, Tennessee; the said Martha Oliver Morrison having since conveyed her interest in subject property to Susie Mai Oliver Kazian by Quitclaim Deed of record in Book 4912, page 226, Register's Office for Davidson County, Tennessee.

Susie Mai Oliver Kazian being one and the same person as Susie M. Kazian.

This is improved property known as 1512 Gartland 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 successors and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a 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.

2. Matters, if any, shown on the plan of Subdivision of The A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of July, 1998.

Susie Mai Oliver Kazian
SUSIE MAI OLIVER KAZIAN
by Carol S. Waters

98 JUL 15 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

0462615
IDENTIF. & REFERENCE

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

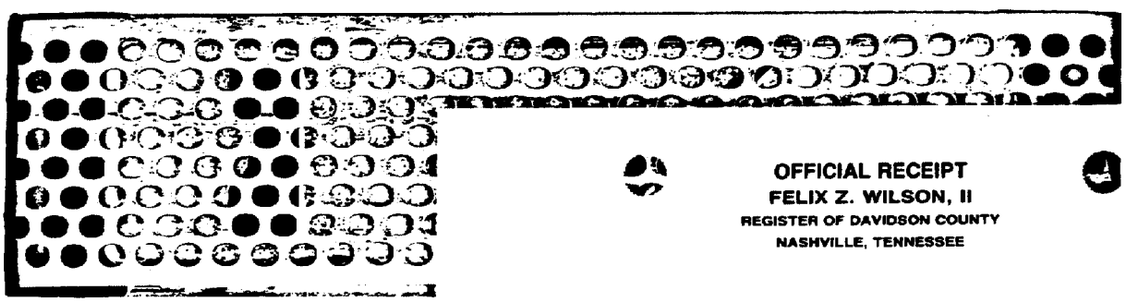
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL S. WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSIE MAI OLIVER KAZIAN, and acknowledged that she executed the same as the free act and deed of the said SUSIE MAI OLIVER KAZIAN.

WITNESS my hand and seal this 8th day of July, 1998.

Mitchell A. Watts
Notary Public

My Commission Expires: 9/29/2001

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



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

RECEIVED OF _____

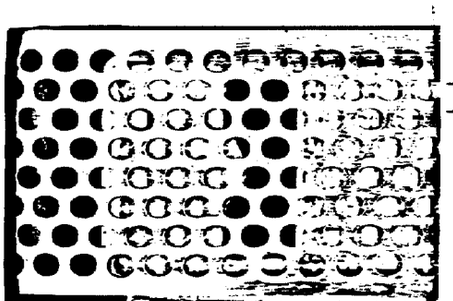
FOR _____

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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 | 38000.00 |
| | | | CON TX | 140.60 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 151.60 |
| | | | CHECK | 151.60 |
| 07/15/98 | 01 | 10:29 | 0001 | 3726 |

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



0462615
IDENTIF. # REFERENCE
98 JUL 15 AM 10:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1319426