Mail

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
J. B. CLEO MINOR and EVYLEE MINOR, Trustees MINOR LIVING TRUST 2502 W. Linden Avenue Nashville, Tennessee 37212	Same	Map 118-01 Parcel 42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Evylee Minor
AFFIANT

Sworn to and subscribed before me this 4th day of August, 1998.

Notary Public
My Commission Expires: 7/22/01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, EVYLEE MINOR has this date bargained and sold, and does hereby transfer and convey unto J. B. CLEO MINOR and EVYLEE MINOR, Trustees, or their successors in trust, under the revocable MINOR LIVING TRUST, dated August 4, 1998, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 1 on the Plan of Malcolm Clark's Subdivision as of record in Plan Book 2, Page 124, Chancery Court of Nashville.

SAID Lot No. 1 fronts 50 feet on the westerly side of 12th Avenue South, formerly Kayn Avenue, as widened, and runs back 134 feet to an alley and shows 52 feet on said alley.

BEING the same property conveyed by Frank C. Ingraham, Trustee, to Evylee Minor by deed of record in Book 11069, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record.

This improved property is known as:

2611 12th Avenue, S., Nashville, Tennessee 37204

98 AUG 24 AM 10:18
CLERK & MASTER
DAVIDSON COUNTY, TN.

0825 08/24 01:01 03CHECK 10-00

0478546
IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 4th day of August, 1998.

Evylee Minor
EVYLEE MINOR

STATE OF TENNESSEE)
COUNTY OF LINCOLN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVYLEE MINOR, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of August, 1998.

Connie Spurlin
NOTARY PUBLIC

My Commission Expires: 7/22/00