FILE BOX 45

WARRANTY DEED

BOOK 11115 PAGE 113

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Tina Marie Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 98

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES March 24, 2001

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tina Marie Roberts (NAME)	First American National Bank (NAME)	MAP #71-8
305 Prince Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL #53
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Joyce L. Webb, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina Marie Roberts, 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:

BEING the westerly 50 feet of the southerly 110 feet of Lot No. 50, on the Plan of J. B. Haynie's Oriental Subdivision, of record in Book 161, Page 27, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 50 fronts 50 feet on the northerly side of Prince Street and extends back between parallel lines 100 feet to a dead line.

BEING the same property conveyed to Margaret Vetrice Spalding and Joyce L. Webb by Quitclaim Deed from Margaret Vetrice Spalding, of record in Book 8275, Page 232, Register's Office for said County. The said Margaret Vetrice Spalding now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 6415, Page 549, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved ( ) / improved (X) property, known as 305 Prince Avenue, Nashville, TN 37207
(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 15th day of September 19 98

Joyce L. Webb
Joyce L. Webb

FILE BOX 45

BOOK 11115 PAGE 114

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 Joyce L. Webb, a married person

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 Nashville, Tennessee, this 15th day of September, 19 98

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and 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

04888587

RECEIVED & RECORDED

98 SEP 16 PM 2:04

FEE $ 11.00 REGISTER
DAVIDSON COUNTY, TN.

1579 09/16 0101 03CHECK 170-10

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

RECEIVED OF _____

FOR _____

BOOK 11115 PAGE 115

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	170.10
CHECK	170.10

09/16/98 01 14:03 0001 1579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488587

REGISTER'S REFERENCE

98 SEP 16 PM 2:04

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

No. 134695