0488916

IDENTIF. & REFERENCE

BOOK 11116 PAGE 307

98 SEP 17 PM 12:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **16th** day of **September, 1998** between **Margaret Kizer** , GRANTOR, and **Brian A. Courtney, unmarried, and Bradley D. Williams, unmarried, joint tenants with right of survivorship**, as GRANTEEs.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 2, on the plan of J. H. Whites Subdivision of Lot No. 61, Waverly Place of record in Book 547, page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Margaret Kizer by Deed from Charles Dixon and wife, Viola Dixon of record in Book 9477, page 205, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 547, page 126, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 820 Glen Avenue, Nashville, Tennessee, 37204.

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

WITNESSES

Margaret Kizer

Margaret Kizer,

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Kizer, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this16th day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

COUNTY OF DAVIDSON
STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn before me this 16th day of September, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Brian A. Courtney
820 Glen Avenue
Nashville, Tennessee 37204

Send Tax Bills To:
New South Federal Savings Bank
1900 Crestwood Boulevard
Birmingham, AL 35210-2034

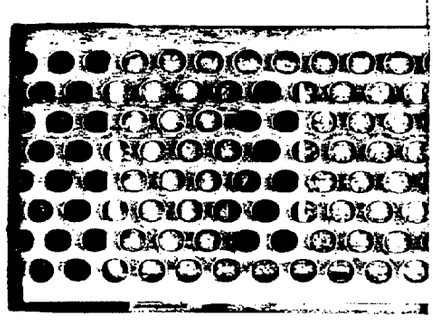
Map & Parcel No.
Map 105-14 Parcel 54

1940 09/17 0101 03CHECK 307.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

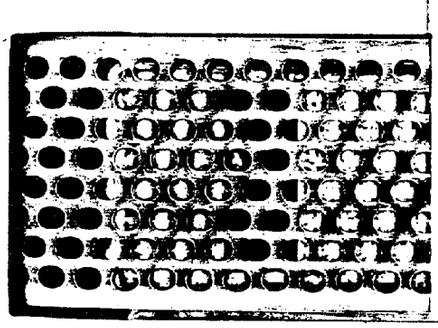
FOR _____

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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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 307.00
				CHECK 307.00
			09/17/98 01	12:58 0001 1940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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

No. 1347313