PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40050
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles M. Coode 140 46th Avenue North Nashville, Tennessee 37212	SunTrust Bank, Nashville, N.A. P. O. Box 305110/7th Floor Nashville, Tennessee 37230-5110

TAX MAP-PARCEL NUMBERS: 103-04-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 154,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. Sinclair, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles M. Coode, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the south eighty (80) feet of lots Nos. 11 and 12 of Block No. 3 on the map of part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee. Said parts of Lots Nos. 11 and 12 fronts eighty (80) feet on the East side of 46th Avenue, North, formerly called 5th Street and runs back between parallel lines, and with the North margin of Utah Avenue (formerly called 7th Avenue) 110 feet to the line between lots 10 and 11, on said plan and shows eighty (80) feet on said rear line.

BEING the same property conveyed to William C. Sinclair, unmarried by deed from Paul E. Ridge and wife, Marjorie R. Ridge of record in Book 8124, Page 605, Register's Office for said County.

Valerie D. Sinclair joins in execution of this conveyance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332, Page 104, said Register's Office.

This is improved property, known as: 140 46th Avenue North, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of September, 1998.

William C. Sinclair

William C. Sinclair

Valerie D. Sinclair

Valerie D. Sinclair

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State of Tennessee
County of Davidson

On this 24th day of September, 1998, before me the undersigned authority, personally appeared **William C. Sinclair and Valerie D. Sinclair**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution to be free act and deed.

WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154,900.00

Charles M. Coode

Affiant

Sworn and subscribed before me on the 24th day of September, 1998.

Notary Public

My Commission Expires: _____

WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

IDENTIF. + REFERENCE 0494000

98 SEP 30 PM 1:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7304 09/30 0101 03CHECK 584.13

Wldoc: Deed Wty—12/92

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
			CAHT	
				154900.00
			CON TX	573.13
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	584.13
			CHECK	584.13
09/30/98	01		13:21 0001	7304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494000
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 1:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 135261C