FILE BOX 45

# WARRANTY DEED

BOOK 11151 PAGE 604

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENN. AT LARGE

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Southstreet Equities, Inc. | New Owner | MAP 118-4 |
| (NAME) | (NAME) | |
| 524 Rosedale Avenue | | PARCEL 34 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (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, Warren Allred, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southstreet Equities, Inc.

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:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of the J. W. Russwurm property of record in Book 547, Page 114, Register's Office for said County, and being Lot No. 8 on an unrecorded resubdivision of said property, described according to a loan survey by T. R. Sanford, Surveyor, dated October 11, 1961, as follows:

Beginning at a point in the northerly margin of Rosedale Avenue, formerly Rose Avenue at an iron pin which is 427.7 feet from the northwest corner of Gladstone Avenue and Rosedale Avenue, the common corner of Lots Nos. 7 and 8, thence with the line between said two lots northerly 202.2 feet to an iron pin; thence westerly 61 feet to an iron pin; the common corner of Lots Nos 8 and 9; thence with the line between said lots southerly 208.8 feet to the northerly margin of Rosedale Avenue; thence with the margin of the same easterly 61 feet to the point of beginning.

BEING the same property conveyed to Warren Allred by deed from The Estate of Addie D. Farmer, of record in Book 9749, Page 964, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 524 Rosedale Avenue, Nashville, TN 37211
(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 9th day of October 19 98

Warren Allred

Warren Allred

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FILE BOX 45

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 Warren Allred

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 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 _____, with 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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

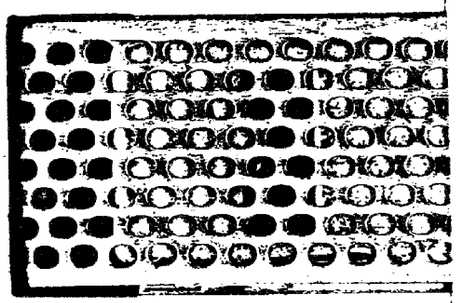
2002 10/09 0101 03CHECK 251.50

98 OCT -9 PM 2:34

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0498436



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

RECEIVED OF _____

FOR _____

BOOK 11151 PAGE 606

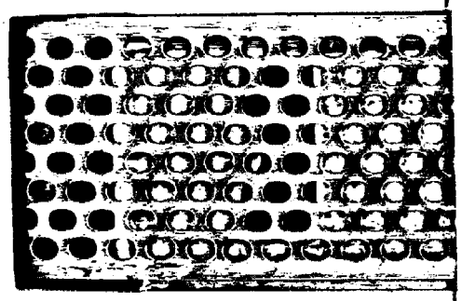
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 65000.00 | |
| | | | CON TX 240.50 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | CFEE 2.00 | |
| | | | TOTAL 251.50 | |
| | | | CHECK 251.50 | |
| 10/09/98 | 01 | | 14:36 0001 2002 | |

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

0498436
IDENTIF. # REFERENCE

98 OCT -9 PM 2:34
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.



**No.** 1357248