BOX 44

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $185,000.00.<br><br>Thomas A. Higgins<br>**Affiant**<br><br>Subscribed and sworn to before me, this 2nd day of November, 1998.<br><br>Wesley D. Turner<br>Notary Public<br><br>My Commission Expires: 6/9/99 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Thomas A. Higgins<br>4307 Esteswood Drive<br>Nashville, TN 37215 | SAME | 104-11-254 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN GILMORE, UNMARRIED, AS LIFE TENANT, and MARY ANN GILMORE, TRUSTEE, OF THE MARY ANN GILMORE TRUST DATED MARCH 9, 1998, a Revocable Living Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS A. HIGGINS,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 58 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 215 feet to an alley.

Being the same property conveyed to J. E. Gilmore and wife, Mary Ann Gilmore by deed from Werthan Bag Corporation of record in Book 4233, pages 546 through 548, Register's Office for Davidson County, Tennessee; the said J. E. Gilmore having since died and Mary Ann Gilmore conveyed the property, subject to a life estate therein reeserved unto herself, to Mary Ann Gilmore, Trustee, or Successor Trustee(s) of the Mary Ann Gilmore Trust dated March 9, 1998, a Revocable Living Trust by quitclaim deed of record in Book 10890, page 836, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 2505 Barton Avenue, Nashville, TN 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, his heirs and assigns, forever; and I covenant with the said Grantee that am I 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 2nd day of November, 1998.

Mary Ann Gilmore

Mary Ann Gilmore, Trustee of the Mary Ann Gilmore Trust dated March 9, 1998, a Revocable Living Trust

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

**WITNESS** my hand, at office, this 2nd day of November, 1998.

Notary Public

My Commission Expires: 5/30/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

**WITNESS** my hand, at office, this 2nd day of November, 1998.

Notary Public

My Commission Expires: 5/30/99

0507049
IDENTIF. ↑ REFERENCE
NOV -2 PM 4:20
L. GARRETT REGISTER
DAVIDSON COUNTY, TN.
0101944 001

1128 11/02 0101 03CHECK 695.50

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**BOOK 11182 PAGE 834**

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
| | | | | 185000.00 |
| | | | | CON TX 684.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 695.50 |
| | | | | CHECK 695.50 |
| | | | 11/02/98 01 | 16:20 0001 1128 |

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

0507049
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 4:20
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

**No.** 1366280