BOOK 11189 PAGE 57

40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 20,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 9-16-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton		MAP 83-13
(NAME)	(NAME)	
923 Fatherland		PARCEL 349
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Frances E. Marker and John Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton

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:

SEE EXHIBIT "A"

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

98 NOV -4 PM 4:0
DAVIDSON COUNTY, TE

0508574
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 406 S 15th St., Nashville, Tennessee 37206
(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 our hand s this 3rd day of November 19 98

Frances E. Marker

Frances E. Marker

John Estes

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 Frances E. Marker and John Estes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November 19 98.

Commission expires 9/18/99

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

EXHIBIT "A"

TRACT I: Land in Davidson County, Tennessee, being 40 feet and one inch off the north side of Block "X" of the Subdivision of the Lindsley Home Place in the Old 18th Civil District of Davidson County, Tennessee, a plan of which subdivision is of record in Plan Book No. 2, page 92, Chancery Court at Nashville.

Said 40 feet and one inch fronting on the westerly side of 15th Street, and runs back between parallel lines 150 feet, more or less to a dead line.

Being the same property conveyed to W. B. Estes and wife, Fannie Estes by deed from W. E. Gray, an unmarried man, of record in Book 1097, page 116, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being 120 feet more or less off the rear of 40.1 foot lot, more or less, located on the westerly side of 15th Street, said 40.1 foot lot being on the plan of Lindsley Home Place, as of record in Plan Book No. 2, page 93, of the Chancery Court at nashville, Tennessee, and being the northerly 40.1 feet of lot marked "X" on said plan. Said 120 feet more or less off the rear of said 40.1 foot lot is described as follows:

Beginning at a point, the N.W. corner of said lot and running southerly along the easterly margin of an alley 40.1 feet to a point, the S.W. corner; thence easterly 120 feet, more or less, to a stake; thence northerly 40.1 feet to a stake in southerly margin of an alley; thence Westerly 120 feet to the beginning.

Being the same property conveyed to W. B. Estes and Fannie B. Estes by deed from John W. Estes of record in Book 2992, page 515, Register's Office for Davidson County, Tennessee.

The said W.B. Estes and Fannie B. Estes having since died. The said W.B. Estes having predeceased the said Fannie B. Estes, Frances E. Marker and John Estes inherited the above described property as evidenced by Affidavit of Heirship recorded simultaneously herewith.

2798 11/04 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11189 PAGE 60

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 22800.00
				CON TX 82.14
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 97.14
				CHECK 97.14
			11/04/98 01	16:01 0001 2798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508574
IDENTIF. & REFERENCE

98 NOV -4 PM 4:01
REGISTER
DAVIDSON COUNTY, TN

No. 136793