40-A

WARRANTY DEED

BOOK 11209 PAGE 351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 98.

Notary Public

MY COMMISSION EXPIRES: 4/18/99
(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
Antonio L. Dunlap (NAME)	New Owner (NAME)	Map 70-09
2114 Summit Avenue (ADDRESS)	(ADDRESS)	Parcel 93
Nashville, Tennessee 37218 (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, Sylvia J. Stivers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio L. Dunlap

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 Davidson County, Tennessee, being Lot No. 15 on the Map of Bordeauxmont, not of record, according to a copy of a survey thereof, made by George W. Watkins, Surveyor, dated June 12, 1959, described according to a survey made by John Kohl, Registered Land Surveyor, dated October 2, 1972, Job No. W72-9401, as follows:

Beginning at an iron pin in the easterly margin of Summit Avenue, as relocated, said point being 651.36 feet southerly from the southeast intersection of said Avenue and Cliff Drive, said point having been referred to in prior deeds as being 97.8 feet northerly from the northeast intersection of said Avenue and a 10-foot alley; thence with the margin of said Avenue, North 28 deg. 30' East 75.34 feet to an iron pin in the line between Lots Nos. 15 and 16; thence with the line between said lots, southeasterly 151.9 feet to a point in the westerly margin of Alpine Ave., thence with the margin of Alpine Ave., southerly 75 feet to a point in the line between Lots Nos. 14 and 15; thence with the line between said lots, northwesterly 146.2 feet to the point of beginning.

Being the same property conveyed to Donald Ray Stivers and wife, Sylvia J. Stivers by deed from Cecil B. Stivers and wife, Willie M. Stivers of record in Book 4937, page 46, Register's office for Davidson County, Tennessee. The said Donald Ray Stivers has since died.

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

unimproved ( )
This is improved (X) property, known as 2112 Summit Avenue, Nashville, Tennessee 37218
(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 16th day of November, 19 98

Sylvia J. Stivers

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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 Sylvia J. Stivers, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November 19 98.

Commission expires 9/15/99

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

05 13968

IDENTIF. A REFERENCE

98 NOV 17 PM 3:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8480 11/17 0101 03CHECK 216.35

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	55500.00
CON TX	205.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	216.35
CHECK	216.35

11/17/98 01 15:57 0001 8480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I3968
IDENTIF. # REFERENCE

98 NOV 17 PM 3:58

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373553