39-B

THIS INSTRUMENT PREPARED BY:
JOHN AARON HOLT
Attorney-at-Law
311 White Bridge Road
Nashville, Tennessee 37209

BOOK 11230 PAGE 841

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
George and Patricia Knox 4508 Idaho Avenue Nashville, Tennessee 37209	SAME Same	Map 103-4 Par 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) DOLLARS, cash in hand paid, and Buyer's Deed of Trust Note in the original principal amount of One Hundred Seventeen Thousand and 00/100 ($117,000.00) Dollars, receipt of all of same from the Grantee being acknowledged.

We, Dolores E. Taylor and husband, L. James Taylor, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said George Knox and wife, Patricia Knox, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 409, in Book 21, in Charlotte Park Company's First Addition, which is of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 409 fronts 50 feet on the north side of Fifth (now Idaho) Avenue, and extends back between parallel lines, 150 feet to an alley which it measures 50 feet.

Being the same property conveyed to Lizzie Mai Eddins by deed from Clyde W. Winkler and Lizzie Mai Eddins, Co-Executors of the Estate of Ophelia Winkler, or record in Book 3819, page 354, Register's Office for Davidson County, Tennessee. The said Lizzie Mai Eddins having since died, testate in Will Book 201, page 627, Davidson County Probate Court Clerk's Office. Said Will devised all real property to John L. Eddins, the surviving spouse of Lizzie Mai Eddins. The said John L. Eddins having since died, testate and the Last Will and Testament of John L. Eddins being of record in Will Book 202, page 273, Davidson County Probate Court Clerk's Office. Said Will devised all real property to Lizzie Mai Eddins who predeceased the Testator, with no contingent devise, and the Grantors and Grantee herein being the only heirs-at-law and next-of-kin of John L. Eddins, and now having the full fee simple title to the property.

Being the same property conveyed to Dolores Evonne Taylor by quitclaim deed from James Cleveland Eddins and Celia Mai Carr of record in Book 10087, page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

05 19469
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 1:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 98.
Deputy Register

This is improved property, known as 4508 Idaho Avenue, Nashville, Tennessee 37209.

BOOK 11230 PAGE 842

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.

Whenever 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 hands this 1 day of December, 1998.

Dolores E. Taylor by L. James Taylor

John Aaron Holt by John Aaron Holt

JOHN AARON HOLT,
Attorney-in-Fact for Dolores E. Taylor and L. James Taylor as of record in Book 11224 page 972, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 1 day of December 1998, before me personally appeared John Aaron Holt to be known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dolores E. Taylor and husband, L. James Taylor, acknowledged that he executed the same as the free act and deed of said Dolores E. Taylor and husband, L. James Taylor.

WITNESS, my hand and official seal at Nashville, Tennessee, this 1 day of December, 1998.

NOTARY PUBLIC

My commission expires: 9-29-2001

a: jah\11-12;98\tsu

4362 12/02 0101 03CHECK 443.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11230 PAGE 843

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 443.90
CHECK 443.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 4362

0519469
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 1:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379386