0525124
IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

98 DEC 14 PM 2:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11251 PAGE 885

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Kerri Evans **1207 Elmwood Avenue** **Nashville, TN 37212**	**SAME**	**105-13-124**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed to and sworn before me this 14th day of December 1998.

Notary Public

My Commission Expires: 03/25/2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars ($50,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Albert Overall Sr., Executor of the Estate of Annie May Foster (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KERRI EVANS, unmarried (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the easterly ½ of Lot No. 81 on the Plan of Belmont Land Company's Subdivision, of record in Book 421, page 34, Register's Office for said County, as follows:
>
> Said easterly ½ of Lot No. 81 fronts 50 feet on the southern margin of Elmwood Avenue and extends back between parallel lines 188 feet to a dead line in the rear, said dead line fronts 50 feet on the northern margin of an alley.
>
> Being the same property conveyed to Annie May Foster by deed from Stacey Jackson, Conservator of the Estate of Emmit Jackson, of record in Book 4241, page 749, said Register's Office. The said Annie May Foster having since died. The Last Will and Testament of Annie Mae Foster, of Record in Will Book 222, page 240, Seventh Circuit Court, Probate Division of said County, appoints Albert L. Overall Sr. as Executor. The said Annie May Foster and Annie Mae Foster being one and the same person.

This is improved real property known as 1207 Elmwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), their legal representatives, successors and assigns forever. We covenant with the said Grantee(s) that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her legal representatives, successors and

assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 14th day of December, 1998.

Albert Overall Sr. Executor
Albert Overall Sr., Executor of the Estate
of Annie May Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

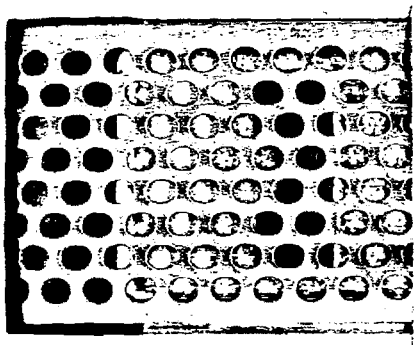
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert Overall Sr., Executor of the Estate of Annie May Foster, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Albert Overall Sr., Execuor of the Estate of Annie Mae Foster, by signing his name as the Executor of the Estate of Annie Mae Foster.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 14th day of December, 1998.

Notary Public

My Commission Expires: March 25, 2000

0388 12/14 0101 03CHECK 196.00



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11251 PAGE 887

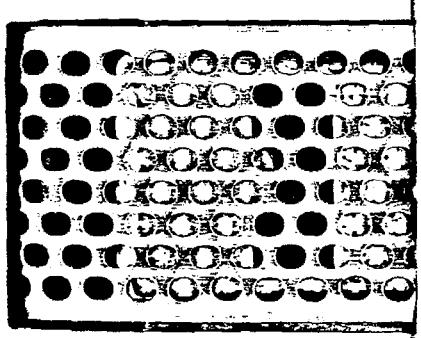
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

CHRT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

12/14/98 01 14:54 0001 0388



05251 24
IDENTIF. # REFERENCE

98 DEC 14 PM 2:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399855