99 JAN -6 PM 12:09
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

U5334S6
IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40514
Dav. Co. File: Box 8

BOOK 11284 PAGE 945

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roger W. Evans Gloria A. Evans 1224 Stockell Street Nashville, Tennessee 37207	Same

TAX MAP-PARCEL NUMBERS: 071-15-360

WARRANTY DEED

9287 01/06 0101 03CHECK 110.90

FOR AND IN CONSIDERATION of the sum of **$ 27000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph R. Citti, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger W. Evans and spouse, Gloria A. Evans,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 43.5 feet of Lot No. 83 on the Plan of the Benedict Land Company's First Subdivision of the Lindsley Tract of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lot No. 83 fronts 43.5 feet on the westerly margin of Stockell Street, and extends back westwardly between parallel lines, and with the south margin of Ligon Lane 174 feet to an alley.

BEING the same property conveyed to Ralph Augustine by deed from B.C. Webb and wife, Ophie Webb of record in Book 774, page 660, Register's Office for said County. The said Ralph Augustine has since died, intestate, leaving his widow Agnes N. Alessio Augustine, as his sole heir-at-law. The said Agnes N. Alessio Augustine has since died, intestate, leaving Frank M. Citti and Joseph R. Citti, as her heirs-at-law. An Affidavit of Heirship is recorded simultaneously herewith.

This is improved property, known as: 1224 Stockell Street, Nashville, Tennessee 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 1999.

Joseph R. Citti

BOOK 11284 PAGE 946

State of Tennessee
County of Davidson

On this 5th day of January, 1999, before me the undersigned authority, personally appeared **Joseph R. Citti**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 27000.00

Affiant

Sworn and subscribed before me on the 5th day of January, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11284 PAGE 947

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	110.90
CHECK	110.90

01/06/99 01 12:09 0001 9287

0533456
IDENTIF. # REFERENCE

99 JAN -6 PM 12:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408667