Box 48-B

PLEASE RECORD FOR: BEATY TITLE COMPANY
NASHVILLE, File No. 980928

BOOK 11291 PAGE 145

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,500.00
Matt J Bartlett
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF January 19 99
Shari A. Thompson
Notary Public
MY COMMISSION EXPIRES: January 27, 2001st
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ. BPR#010995, 214 SECOND AVENUE NORTH, STE TWO, NASHVILLE, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATT J. BARTLETT	SAME	71-5
(NAME)	(NAME)	
4736 Colemont Place		154
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, ESTATE OF LAVONIA A. SAWYERS CHAMBERS, DECEASED, GWENDOLYN CHRYSTELLA BAINS, INDIVIDUALLY AND AS EXECUTRIX
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATT J. BARTLETT

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 Lots No. 11 and 12 on the Map of Brooklyn Heights as of record in Book 332, page 140, Register's Office for said County.

Said Lots No. 11 and 12 fronts together 80 feet on the northerly side of Meade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Lavonia A. Chambers, a single person by deed from Jack K. Cohen, Bessie D. Cohen and Leon Gilbert, of record in Book 4578, page 249, Register's Office for Davidson County, Tennessee. Lavonia A. Chambers, single, A/K/A Lavonia A. Sawyers Chambers having since died testate, will of record in Will Book 219, page 153, Probate Court of Davidson County, Tennessee.

053498

IDENTIFICATION REFERENCE

99 JAN 11 PM 12:30
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1838 MEADE STREET, NASHVILLE, TENNESSEE 37207
(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 8th day of January, 19 99

Gwendolyn Chrystella Baines
GWENDOLYN CHRYSTELLA BAINS, AS INDIVIDUAL

Gwendolyn Chrystella Baines, Ex
GWENDOLYN CHRYSTELLA BAINS, AS EXECUTRIX OF THE ESTATE OF LAVONIA A. SAWYERS CHAMBERS

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 GWENDOLYN CHRYSTELLA BAINS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of January 19 99.

Commission expires January 27, 2001

SHARY A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

0942 01/11 0101 03CHECK 97.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11291 PAGE 147

RECEIVED OF _____

FOR _____

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

0534981

IDENTIF. & REFERENCE

99 JAN 11 PM 12:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	23500.00
CON TX	86.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	97.95
CHECK	97.95

01/11/99 01 12:28 0001 0942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410303