BOX 58-A

# WARRANTY DEED

BOOK 11309 PAGE 604

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Thomas E Kingsmill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 99

Paula M Thompson
Notary Public

MY COMMISSION EXPIRES: January 10 1999
(AFFIX SEAL)

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**THIS INSTRUMENT WAS PREPARED BY**
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Thomas E. Kingsmill | New Owner | MAP 82 |
| (NAME) | (NAME) | |
| 122 McFerrin Avenue | SAME | GROUP 12 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | PARCEL 204 |
| (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, Velma Louise Dowell, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Kingsmill, a single person

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 the East 100 feet of Lot No. 52 on the Map of Neill S. Brown Addition to East Nashvillem as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Alberta M. Seay by Administratrix Deed of record in Book 7278, page 813, Register's Office for Davidson County, Tennessee, and further conveyed to Velma Louise Dowell by Will of Alberta M. Seay, deceased, of record in Will Book 177, page 129, Probate Court of Davidson County, Tennessee and of record in Book 8474, page 997, Register's Office for Davidson County, Tennessee.

This property conveyance is subject to the Plan of record in Plat Book 57, page 50; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

THIS IS NOT AND HAS NOT BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

99 JAN 25 PM 12:25
ILL BATEMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION FOR REFERENCE

054021

unimproved ( )
This is improved ( X ) property, known as 122 McFerrin Avenue, Nashville, TN 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 20th day of January, 19 99

Velma Louise Dowell
Velma Louise Dowell

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 Velma Louise Dowell, a married person

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 20th day of January, 19 99

Commission expires January 20, 1999

Paula M. Thompson
Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

6672 01/25 0101 03CHECK 22.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11309 PAGE 606

| | | |
|---|---|---|
| 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 |

05404421

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

99 JAN 25 PM 12:25

RECEIVED FROM: MAINTENANCE

| | |
|---|---|
| CAMT | 30000.00 |
| CON TX | 111.00 |
| PRFEE | 1.00 |
| MISCD | 5.00 |
| CFEE | 1.00 |
| TOTAL | 122.00 |
| CHECK | 122.00 |

01/25/99 01 17:21 0001 6672

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1416088