FILE BOX-9B
FIRST TITLE & ESCROW COMPANY, INC.
#16199

BOX 44

BOOK 11329 PAGE 952

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Georganne Harmon
Affiant

Subscribed and sworn to before me, this 28th day of January, 1999.

Notary Public

My Commission Expires: 9-23-2000

Address New Owner As Follows:
Margaret Joy Heath and
Thomas E. O'Dell
200 Leake Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner
2118 Harding Place
Nashville, TN 37215

Map-Parcel Number:

Map 116-13-0-095.00
BM 07382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGANNE HARMON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARGARET JOY HEATH AND THOMAS E. O'DELL,** both unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Bellemede Subdivision, as of record in Book 1130, page 3, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 194.1 feet on the northerly side of Leake Avenue and extend back 164 feet along the easterly line of Lot No. 2, and 174.8 feet on the westerly line of Lot 1, along the easterly margin of Parmer Avenue, to a dead line in the rear on which it measures 134.1 feet.

Being the same property conveyed to Georganne H. Ghirardi by quitclaim deed dated May 30, 1980 from Paul V. Harmon and wife, Adelaide Harmon, of record in Book 5607, page 733, said Register' Office, and to James R. Kniffen, Trustee from Georganne H. Ghirardi and back to Georganne Harmon by quitclaim deed dated May 15, 1985, of record in Book 6560, page 400, Register's Office for Davidson County, Tennessee, and further to Georganne Harmon by quitclaim deed from Tony Lowren Beasley, of record in Book 10995, page 834, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that Georganne H. Ghirardi and Georganne Harmon is one and the same person.

107097.1

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1066, page 618, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1130, page 3, Register's Office for said County.

This is improved property known as 200 Leake Avenue, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of January, 1999.

Georganne Harmon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGANNE HARMON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 28th day of January, 1999

Notary Public

My Commission Expires: 9-23-2000

99FEB-5 AM11:42
PAMELA L. MCGHEE REGISTER
DAVIDSON COUNTY, TN.
2489 02/05 0101 02CHECK 862.00

05450
IDENTIF. & REFERENCE

107097.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11329 PAGE 954

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	230000.00
CON TX	851.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	862.00
CHECK	862.00

02/05/99 01 11:42 0001 2489

0545891

IDENTIF. ← REFERENCE

99FEB -5 AM 11:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421808