Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

Nancy Driver
Affiant

Subscribed and sworn to before me, this 10th day of February 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
NANCY DRIVER 2315 St. Louis Street Nashville, Tennessee 37208	SAME	MAP 81-6 PARCEL 443

WARRANTY DEED

BOOK 11340 PG. 182

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100---------- ($ 30,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , GLADYS SEBASTIAN hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto NANCY DRIVER hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 92.0 feet of Lot No. 9 on the Plan of the Subdivision of Part of Lot No. 16 of the Nichol Property as of record in Book 2, page 49, Chancery Court at Nashville.

SAID part of Lot No. 9 fronts 66.2 feet on the southerly side of St. Louis (formerly Visalia) Street and runs back with the easterly margin of 24th Avenue, North (formerly Bridge Avenue), 92.0 feet to a dead line, measuring 66.2 feet, more or less, thereon.

BEING the same property conveyed to Joe Sebastian and wife, Gladys Sebastian, by Installment Deed from Sam Rosenberg and Jack J. Cohen, of record in Book 3571, page 21, Register's Office for Davidson County, Tennessee; the said Joe Sebastian having since died.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99FEB 12 PM 3:42
RECEIVED
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0548903

This is improved property known as 2315 St. Louis Street, Nashville, Tennessee 37208

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Subdivision of Part of Lot No. 16 Nichol Property of record in Book 2 , page 49 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of February, 19 99.

GLADYS SEBASTIAN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 GLADYS SEBASTIAN, the 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.

Witness my hand and official seal this 10th day of February, 19 99.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5734 02/12 0101 03CHECK 122.00

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___ 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 this _____day of _____, 19 _____.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11340 PG. 184

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

0548903
IDENTIF. ↑ REFERENCE

99FEB 12 PM 3:42

REGISTER
DAVIDSON COUNTY, TN.

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

02/12/99 01 15:41 0001 5734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424997