26L

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Danny Murphy	First Union National Bank	
	Attn: Tax Dept.	MAP and PARCEL
5101 Dakota Avenue	289 Franklin Road	103-3 91.00
Nashville, TN 37209	Brentwood, TN 37027	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 278)

WARRANTY DEED

BOOK 11350 PG. 977

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Hugh M. Gleason and Nina Irene Gleason, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Danny Murphy, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

HMG NIG by HMG

Certain real estate in Davidson County, Tennessee, described as follows, to wit:

Being the easterly 80 feet of the northerly 150 feet of Block No. 19 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

Said part of Block 19 fronts 80 feet on the southerly side of Dakota, formerly 4th Avenue and runs back between parallel lines with the westerly margin of 61st Avenue North, formerly 10th Street, 150 feet to an alley.

HMG NIG by HMG

Being the same property conveyed to Hugh M. Gleason and wife, Nina Irene Gleason, by deed from Okie Ora Calhoun, a widow and the widow of R.W. Calhoun, deceased, of record in Book 2993, Page 102, Register's Office for Davidson County, Tennessee, subject to leasehold interest reserved in Mrs. R.W. Calhoun and/or Miss Katherine Christine Calhoun. The said Mrs. R.W. Calhoun, being one and the same person as Okie Ora Calhoun died on July 17, 1986, a resident of Davidson County, Tennessee. The said Katherine Christine Calhoun now known as Katherine Christine Calhoun Hidgon conveyed her interest in the subject property to Hugh W. Gleason and wife, Nina Irene Gleason, by virtue of a Quitclaim Deed recorded simultaneously herewith.

This is property with a common address of 5101 Dakota Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by Grantee; 2) The plan of record in Book 421, Page 18, said Register's Office, and all matters therein; 3) Any restrictions and/or easements of record.

PROPERTY SOLD "AS IS".

Nina I. Gleason is one and the same person as Nina Irene Gleason.

99 FEB 23 AM 10:33
RECEIVED
DAVIDSON COUNTY, TN.
REGISTER

05519145
IDENTIFICATION & REFERENCE

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

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $140,000.00
[
[Affiant
[Subscribed and sworn before me this 17th day of February, 1999.
[
[My Commission Expires: 11-24-2001 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 11350 PG. 978

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **February, 1999.**

HMG NIG by HMG

Hugh M. Gleason
Hugh W. Gleason

Nina Irene Gleason Nina I. Gleason
Nina Irene Gleason
by Hugh M. Gleason, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **HUGH W. GLEASON**, with whom I am personally acquainted, or who 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 office this **17th** day of **February, 1999.**

Notary Public
My Commission Expires: 3-23-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **HUGH W. GLEASON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **NINA I. GLEASON,** and is authorized by NINA I. GLEASON to execute this instrument on her behalf by virtue of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this 17th day of February 1999.

Notary Public
My Commission Expires: 3/23-2002

File No. 9902-027

02/23 0101 00046971 T469
529.00

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 979

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

05519945

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	140000.00
CON TX	518.00
PRFEE	1.00
VDEED	9.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

02/22/99 01 10:31 0001 8971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428189