PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (gj) Title No: 40674
Dav. Co. File: Box 8

BOOK 11362 PG. 953

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen Ann Kerce 1601 Shackleford Road Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 082-09-132

2278 03/02 0101 03CHECK 129.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 32000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa D. Botts, Lori J. Botts, and Kenneth Eric Botts, as joint tenants in common,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Ann Kerce, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 in the subdivision of the McGavock City Park lot, of record in Book 57, Page 101, Register's Office for said County.

SAID Lot No. 1 fronts 50 feet on the east side of Third Avenue North, formerly College Street, and runs back between parallel lines, along the northerly margin of Taylor Street, 137 1/2 feet to an alley.

BEING the same property conveyed to Theresa D. Botts, Lori J. Botts, and Kenneth Eric Botts, as tenants in common by deed from KEBCO Enterprises, Inc., a Tennessee Corporation of record in Book 8354, Page 171, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57, Page 101, said Register's Office.

This is improved property, known as: 1400 3rd Ave. N., Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of March, 1999.

Theresa D. Botts
Theresa D. Botts

Kenneth Eric Botts
Kenneth Eric Botts

Lori J. Botts
Lori J. Botts

BOOK 11362 PG. 954

State of Tennessee
County of Davidson

On this 1st day of March, 1999, before me the undersigned authority, personally appeared **Theresa D. Botts, Lori J. Bott,** and **Kenneth Eric Botts**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 32000.00

Affiant

Sworn and subscribed before me on the 1st day of March, 1999.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

99 MAR -2 PM 2:20
REGISTER
DAVIDSON COUNTY, TN.
0555098
NAME & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 955

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 129.40
CHECK 129.40

03/02/99 01 14:18 0001 2278

0555098

99 MAR -2 PM 2:20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431466