RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Rd. #102
Nashville, TN 37215

BOOK 11372 PG. 143

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: ~~January 26, 2002~~ 9-24-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen M. Sage (NAME)	Capital Bank & Trust Company (NAME)	MAP 118-1
1100 Gillmore Avenue (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 106
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Julia Holly McCall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen M Sage, unmarried

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:

BEING Lot No. 52 and the easterly one-half (1/2) (or 25.0 feet) of Lot No. 53, on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Julia Holly McCall by deed from Stephen R. McAlister and wife, Lori A. McAlister, of record in Book 10953, Page 251, Register's Office for said County.

Power of Attorney of record in Book 11372, Page 142, Register's Office for said County.

05575549
IDENTIF. A REFERENCE
99 MAR -5 PM 5:34
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1100 Gillmore Avenue, Nashville, TN 37204
(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 26rh day of February, 19 99

Julia Holly McCall by Kay Wood Atty/N. Fact
Julia Holly McCall

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

STATE OF TENNESSEE
COUNTY OF

BOOK 11372 PG. 144

Personally appeared before me, _____

said County and State, the within named _____, a Notary Public in and for

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that

_____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____

State and County aforesaid, personally appeared _____ a Notary Public within and for the

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 _____

day of _____ 19_____ . on this the _____

My commission expires _____ _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

4847 03/05 0101 03CHECK 414.30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Greg Wood, 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 on behalf of Julia Holly McCall as her Attorney in Fact as the free act and deed of the within named Julia Holly McCall.

Witness my hand and official seal at Nashville, Tennessee the 26th day of February 1999.

My Commission Expires: ~~1/26/02~~ 5/25/2000

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11372 PG. 145

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

0557549
IDENTIF. # REFERENCE

99 MAR -5 PM 5:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 414.30
CHECK 414.30

03/05/99 01 17:33 0001 4847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434014