WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 99

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NELSON W. HOLT (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	91-8-236
4517 GRAYCROFT AVENUE (ADDRESS)	1820 WEST END AVENUE (ADDRESS)	12W-06494
NASHVILLE, TN 37216 (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, MALCOLM MIMMS, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON W. HOLT AND DARYL M. ADLER AND DAVID M. SHEARON AND WIFE, KAREN LINN PITTENGER

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:

LAND in DAVIDSON County, Tennessee, being the westerly parts of Lot Nos. 25 and 26, and the westerly 60 feet of the northerly 32 feet of Lot No. 27, on the Map of the proposed Re-Arrangement of CLIFTON SUBDIVISION, of record in Book 161, page 80, Register's Office for said County, which proposed plan is of record in Book 1130, page 52, and which proposed plan likewise includes a part of a 15 foot alley on said original plan and being more particularly described according to the Plan of record in Book 1130, page 52 and a survey by T. R. SANFORD, dated September 4, 1962, as follows:

BEGINNING at a point in the southerly margin of ALBION STREET, 92.6 feet West of the Southwest corner of 43rd Avenue North and Albion Street; thence in a southerly direction, parallel to the westerly margin of 43rd Avenue North, 141 feet to a point, the Southwest corner of the property conveyed to Robert P. Lipscomb and wife, by deed of record in Book 1304, page 77, said Register's Office; thence in a westerly direction parallel to the northerly margin of Lot No. 28, 75 feet to the easterly margin of an alley; thence along the easterly margin of said alley, northerly 165.3 feet to the intersection of said alley and Albion Street; thence in an easterly direction along the southerly margin of Albion Street, 77.3 feet to the point of BEGINNING.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4305 ALBION STREET, NASHVILLE, TN 37209
(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 3rd day of March 19 99

MALCOLM MIMMS, SR.

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 MALCOLM MIMMS, SR.

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 3rd day of March 1999.

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

*** LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to MALCOLM MIMMS, SR., by deed from Na'il Shakir and Mansoor Majeed, of record in Book 8425, page 256, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

05587399
IDENTIF. & REFERENCE
99MAR-9 PM 1:26
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
03/09 0101 03CHECK 103.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11376 PG. 155

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

0558739

IDENTIF. & REFERENCE

99 MAR -9 PM 1:26

REGISTER
DAVIDSON COUNTY, TN.

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 103.50
CHECK 103.50

03/09/99 01 13:25 0001 6093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435246