RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37644)

~~BOX 44~~

THIS INSTRUMENT PREPARED BY:
KATHRYN H. PENNINGTON
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Kath H. Penn
Affiant

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

Linda R. Turner
Notary Public

My Commission Expires: 3/23/2002

BOOK 11380 PG. 104

99 MAR 11 PM 3:18

Address New Owner As Follows:

Cynthia A. Lee
1922 18th Avenue South
Nashville, TN 37212

Send Tax Bills To:

Same

Map-Parcel Number:

104-12-0-249
24W 01845

055988

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNY K. BOND**, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CYNTHIA A. LEE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

7314 03/11 0101 03CHECK 662.20

Land in Davidson County, Tennessee, in the 24th Ward of the City of Nashville, being Lot No. 74 on the Plan of Belmont Park Company's Addition to Nashville, of record in Book 57, page 156, Register's Office for Davidson County, Tennessee. Said Lot No. 74 fronts 50 feet on the easterly side of 18th Avenue, South, formerly Baxter Boulevard, and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed from Evelyn Miller and Gene Skidmore to Jenny K. Bond by instrument of record at Book 7902, page 649, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

110522.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The Nashville Housing Authority Urban Renewal Plan for the University Center Urban Renewal Area-One, Project No. Tenn. R-51, July 1967, Duration of Controls Extended, to August 31, 1999, by instrument of record at Book 10737, page 558, Register's Office for Davidson County, Tennessee.

This is improved property known as 1922 18th Avenue South, Nashville, TN 37212.

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; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of March, 1999.

Jenny K. Bond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNY K. BOND**, an unmarried person, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 1999.

Notary Public

My Commission Expires: 5/26/2002

110522.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11380** PG. **106**

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

0559887

INSTR # REFERENCE

99 MAR 11 PM 3:13

CAMT	176000.00
CON TX	651.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	662.20
CHECK	662.20

03/11/99 01 15:18 0001 7314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436456