Box 58-A

WARRANTY DEED

BOOK 11387 PG. 266

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: November 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. AULA M. THOMPSON

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Anne Marie Tharpe	First American National Bank	MAP 104
(NAME)	(NAME)	
2013 Linden Avenue	P. O. Box 1193	GROUP 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Jackson, MS 39215-1193	PARCEL 169
(CITY) (STATE) (ZIP)	(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, Lesley J. Fuson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne Marie Tharpe and wife, James S. Kramka

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 98 feet of Lot No. 88 on the revised plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 88 fronts 98 feet on the southerly side of Linden Avenue and runs between parallel lines, 208 feet more or less on the east line and 209.5 feet more or less on the west line to an alley.

Being the same property conveyed to Stephen G. Fuson and wife, Lesley J. Fuson by deed from Marjorie Fuson a/k/a Marjory J. Fuson, unmarried, of record in Book 7191, page 895, Register's Office for Davidson County, Tennessee. Said property further conveyed to Lesley J. Fuson by quitclaim deed from Stephen G. Fuson, of record in Book 10417, page 222, said Register's Office.

The above legal description is the same as used in the prior Deed.

This property conveyance is subject to the plan of record in Plat Book 332, page 117; any and all restrictive covenants and/or easements running with the land.

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

unimproved ( )
This is improved (X) property, known as 2013 Linden Avenue, Nashville, TN 37212
(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 15th day of March 19 99

Lesley J. Fuson
Lesley J. Fuson

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 Lesley J. Fuson, a single person

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 15th day of March 19 99.

Commission expires November 24, 2001

Paula M. Thompson
Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0562047

IDENTIF. & REFERENCE

99 MAR 16 PM 2:54

BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

9585 03/16 0101 03CHECK 1087.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11387 PG. 268

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

0562047
IDENTIF. # REFERENCE

99 MAR 16 PM 2:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	291000.00
CON TX	1076.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1087.70
CHECK	1087.70

03/16/99 01 14:53 0001 9585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438710