0563005

IDENTIF. & REFERENCE

MAIL ENV.

99 MAR 18 PM 2:48

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:
Debra J. Cole
1408 17th Avenue South
Nashville, Tennessee 37212

SEND TAX BILL TO:
SAME

MAP & PARCEL
Map and Parcel
104-08-292.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11390 PG. 967

The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

AFFIANT

Sworn to and subscribed before me
this 16th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 2/23/02

0598 03/18 0101 03CHECK 825.30

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **DANIEL T. FURTH, a married person**, hereinafter called the "**GRANTOR**", has bargained and sold and by these presents do transfer and convey unto **DEBRA J. COLE, unmarried**, hereinafter called the "**GRANTEE**", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEING part of Lot No. 42 in O. B. Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 17th Avenue, South, formerly Addison Street, at a point 60 feet 6-1/2 inches northerly form the south line of said Lot No. 42; thence with the easterly margin of said Avenue, northerly 50 feet, more or less, to the northwest corner of a part of said lot conveyed to John T. Benson and wife to D. B. Blakemore by deed of record in Book 144, page 231, said Register's Office; thence with the north line of said lot conveyed to said Blakemore, easterly 156 feet, more or less, to the westerly margin of an alley; thence with said alley, southerly 50 feet, more or less, to a point opposite the beginning; thence westerly 156 feet, more or less, to the beginning.

Being the same property conveyed to Daniel T. Furth by deed from Lorrain Eugene Giddings, Thomas Berger Giddings and Margaret Giddings Ward, being all the heirs of L. E. Giddings and wife, Margaret B. Giddings, deceased, of record in Book 9666, page 880, Register's Office for Davidson County, Tennessee.

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

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 104-08-292.00.

2. All matters appearing on the Plan of O. B. Hayes' Plan of Large Lots, of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind himself, his 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 persons whomsoever.

Mary P. Furth, wife of Daniel T. Furth, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest in and to the subject property by reason of her martial status, or otherwise.

This improved property is known as 1408 17th Avenue South, Nashville, Tennessee 37212.

WITNESS our hands this 16TH day of March, 1999 in Franklin, Tennessee.

Daniel T. Furth

Mary P. Furth by Daniel T. Furth, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel T. Furth, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16 day of March, 1999.

Notary Public

My commission expires: 2/23/02

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

CONT'D NEXT PAGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Daniel T. Furth, who executed the foregoing instrument on behalf of Mary P. Furth, 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, as the free act and deed of said Mary P. Furth.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of March, 1999.

Notary Public

My commission expires: 2/23/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 11390 Page 969-A

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

0563005

IDENTIF. A REFERENCE

99MAR 18 PM 2:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	219000.00
CON TX	810.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	825.30
CHECK	825.30

03/18/99 01 14:47 0001 0598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439710