Prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,500

Affiant

Subscribed and sworn before me this 15TH day of MARCH, 1999.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

BOOK 11391 PG. 682

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1211 2ND AVE SOUTH NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 105-3-252

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

0871 03/19 0101 03CHECK 268.15

KEVIN L. EZZELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

STEVE M. WEILER

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING PART OF LOT NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE SOUTH, FORMERLY MARKET STREET, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BRANSFORD REALTY COMPANY BY DEED FROM JERRY P. MAHONEY, OF RECORD IN BOOK 1081, PAGE 351, SAID REGISTER'S OFFICE; THENCE SOUTHERLY 40 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BURK T. MOORE BY DEED FROM G. W. COMER AS OF RECORD IN BOOK 1169, PAGE 194, SAID REGISTER'S OFFICE; THENCE WITH MOORE'S NORTH LINE, WESTERLY 130 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHERLY 40 FEET TO THE SOUTHWEST CORNER OF THE BRANSFORD REALTY COMPANY PROPERTY; THENCE ALONG THE SOUTHERLY LINE, EASTERLY 130 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KEVIN L. EZZELL BY WARRANTY DEED FROM TIMOTHY P. LUTHER AND BARBARA J. LUTHER DATED DECEMBER 31, 1997 AND RECORDED JANUARY 2, 1998 IN BOOK 10742, PAGE 912, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

K.L.E.

Property Address: 1211 2ND AVE SOUTH, NASHVILLE, TN

BOOK 11391 PG. 683

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15TH day of MARCH, 1999.

Kevin L. Ezzell

99 MAR 19 AM 10:04
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

05632511
IDENTIF. & REFERENCE

State of Tennessee
County of DAVIDSON

On this 15TH day of MARCH, 1999, before me personally appeared KEVIN L. EZZELL to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

FREDERICK HAAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11391 PG. 684

0563251

IDENTIF. ↑ REFERENCE

99 MAR 19 AM 10:04

REGISTER
DAVIDSON CO., TN.

CAMT 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 268.15
CHECK 268.15

03/19/99 01 10:03 0001 0871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439980