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IDENTIF. 4 REFERENCE

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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

BOOK 11401 PG. 382

W & I Ref: (sk) Title No: 408105
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bettie J. Laster Mary Nowlin 1002 Chicamauga Avenue Nashville, TN 37206	Franklin American Mortgage Co. 501 Corporate Center Dr. #400 Franklin, TN 37064

TAX MAP-PARCEL NUMBERS: 82-8-375

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 64,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronnie W. Hall and Margaret Morgan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bettie J. Laster and Mary Nowlin, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2, Block E on the plan of East Wood Addition, Dr. E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands, of record in Book 332, page 63, said Register's Office.

SAID Lot No. 2 fronts 50.0 feet on the southerly margin of Chicamauga Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Ronnie W. Hall and Margaret Morgan, by deed from Edward F. Mitchel, unmarried, of record in Book 11088, page 899, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 1002 Chicamauga Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 1999.

Ronnie W. Hall

Margaret Morgan

BOOK 11401 PG. 383

State of Tennessee
County of Davidson

On this 24th day of March, 1999, before me the undersigned authority, personally appeared **Ronnie W. Hall** and **Margaret Morgan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 64,900.00

Affiant

Sworn and subscribed before me on the 24th day of March, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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	PROB F	PROBATE FEE

BOOK 11401 PG. 384

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IDENTIF. & REFERENCE

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442874