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OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11401 PG. 851

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,000.00

Kathy J. Clarke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF March, 19 99

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 9/25/02

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS:
ROBERT B. SNEED, JR.	SAME	91-8-74
(NAME)	(NAME)	
P. O. Box 90970		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES A. TANT AND D. B. SPENCER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ROBERT B. SNEED, JR.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1999, which have been prorated and assumed by the Grantee.

2. Easements for utility and drainage and incidental purposes retained in Ordinance No. 77-552 by the Metropolitan Government of Nashville and Davidson County, Tennessee, closing a portion of alley No. 1207.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) Kentucky Avenue Nashville, TN 37209 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of March, 19 99.

James A. Tant
JAMES A. TANT

D B Spencer
D. B. SPENCER

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

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11401 PG. 852

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES A. TANI AND D. B. SPENCER _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of March, 19 99.

My Commission expires:
9/28/2002

J Lynn Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

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

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 59 on an unrecorded map of Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sandford, Jr. Civil Engineer, December 14, 1911, as follows:

Beginning at a point on the north margin of Kentucky Avenue at the southeast corner of Viewpoint Subdivision as of record in Book 547, page 65; thence east with the Avenue, 50 feet to the corner of Lots 58 and 59; thence north with the line between said lots 142.5 feet to a 15-foot alley; thence with said alley, west 50 feet to a point in the east boundary of Viewpoint Subdivision; thence south with the line between said Viewpoint Subdivision and Lot 59, a distance of 142.5 feet to the point of beginning.

The 15 foot alley in the rear has been closed by Metro Ordinance No. 77-552, and 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 59 is included.

Being the same property conveyed to James A. Tant and D.B. Spencer, as tenants in common by deed recorded in Book 7063, page 114, in the Register's Office for Davidson County, Tennessee

0596149
IDENTIF. & REFERENC
99 MAR 26 PM 2:07
[illegible] COUNTY
[illegible]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11401 PG. 854

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

0566149

IDENTIF. & REFERENCE

93 MAR 26 PM 2:07

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442987