THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 11409 PG. 135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $43,000.00.

Ruel B. Jones
Affiant

Subscribed and sworn to before me this the 29th day of March, 1999.

Notary Public

My Commission Expires: 6-13-2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:

Ruel B. Jones
404 Elgin Street
Nashville, Tennessee 37211

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 133-01-0
Parcel 296.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Venies Elaine Spurlock, now Venies Elaine Lester, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Ruel B. Jones**, hereinafter called the Grantee, his 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 Lot No. 53 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Venies Elaine Spurlock by the Executors under the terms of the Last Will of Peggy B. Stout, of record in Book 7641, Page 85, Register's Office for Davidson County, Tennessee.

Venies Elaine Spurlock having since married and becoming Venies Elaine Lester, now widowed and being one and the same person as Venies Elaine Spurlock Lester.

1999 Metropolitan Government taxes have this day been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

Subject to all matters set forth on the plan of record, as aforesaid.

This is improved property known as 418 Elgin Street, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of March, 1999.

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

Venies Elaine Lester
VENIES ELAINE LESTER, FORMERLY VENIES ELAINE SPURLOCK, AN UNMARRIED PERSON

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 Venies Elaine Lester, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 29th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. [illegible]
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

05680077
IDENTIFICATION REFERENCE
99 MAR 31 PM 1:03
WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
5768 03/31 0101 02CHECK 170.10

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11409 PG. 137

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 |

05680777

IDENTIF. & REFERENCE

99 MAR 31 PM 1:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| DAMT | 43000.00 |
| CON TX | 159.10 |
| PRFEE | 1.00 |
| MBEEN | 8.00 |
| CFEE | 2.00 |
| TOTAL | 170.10 |
| CHECK | 170.10 |

03/31/99 01 13:02 0001 5983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1445021