990301143

Bk/Pg 28

OLD REPUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS ~~TRANSFER IS~~ $ 34,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6
DAY OF April, 19 99

NOTARY PUBLIC

My Commission expires: 9/28/2002

BOOK 11417 PG. 129

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:
TOM F. CONE (NAME)	SAME (NAME)	91-8-172, 173
P.O. Box 90308 (ADDRESS)	(ADDRESS)	& 174
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

ROBERT B. SNEED, JR.

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

TOM F. CONE AND WIFE, CHARLOTTE H. CONE

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")

7860 04/06 0101 03CHECK 144.80

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE 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 of the Metropolitan Government of Nashville and Davidson County, Tennessee, closing a portion of alley No. 1207.

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

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PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

unimproved (X)
This is improved ( ) property, known as Kentucky Avenue - Nashville, TN 37209
(House Number) (Street) (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 6th day of April, 1999.

Robert B. Sneed, Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11417 PG. 130

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 ROBERT B. SNEED, JR.

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of April, 1999.

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

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EXHIBIT "A"

BOOK 11417 PG. 131

Parcel One:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 57 on an unrecorded map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Beginning at a point on the north margin of Kentucky Avenue, 100 feet east of the southeast corner of Viewpoint subdivision, as of record in Book 547, page 65, thence east with said Avenue 50 feet to the corner of Lots 57 and 56; thence north with the line between said Lots, 142.5 feet to a 15-foot alley; thence west along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots south 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 the 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 57, is included.

Tract No. I being the same property conveyed to Chuck Eades and wife, Kimberly R. Eades, by deed from Ted P. Tolen and wife, Ann W. Tolen, of record in Book 8099, page 771, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 58 on the unrecorded Subdivision in the City of Nashville, known as the Lockhart Property and described as follows:

Beginning at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Addition, as shown by plan of record in Book 547, page 65, Register's Office for said County; being the common corner of Lots 58 and 59; thence with the line between said lots, northerly 142.5 feet to the south margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No. 57; thence with the line between Lots 57 and 58 southerly 142.5 feet to the north margin of Kentucky Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

The 15-foot alley in the rear has been closed by Metro Ordinances No. 77-552, and the 7 1/2 foot depth by 50 foot portion of the alley adjoining Lot No. 58 is included.

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continued....

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UNSATISFACTORY WHEN RECEIVED

0569905
IDENTIF. & REFERENCE
99 APR -6 PM 1:02
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Tract No. II being the same property conveyed to Chuck Eades and wife, Kimberly R. Eades, by deed from Geneva Reardon, of record in Book 8110, page 77, Register's Office for Davidson County, Tennessee.

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Parcel Two:

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, 1932, 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

Being the same property conveyed to Robert B. Sneed, Jr., by deeds of record in Book 11401, page 847 and Book 11401, page 851, Register's Office for Davidson County, Tennessee.

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 11417 PG. 133

0569905

IDENTIF. & REFERENCE

99 APR -6 PM 1:02

BILL GARRETT REGIST
DAVIDSON COUNTY, TN.

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	144.80
CHECK	144.80

04/06/99 01 13:04 0001 7860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446881