Box 28

740301?2

OLD REPUBLIC

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

BOOK 11417 PG. 134

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

Robert B Sneed Jr
AFFIANT

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

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

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	91-8-160,161,165
(NAME) P.O Box 90970	(NAME)	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(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

TOM F. CONE AND WIFE, CHARLOTTE H. CONE

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")

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.

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PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

99 APR -6 PM 1:0
BILL GARNETT REGIS
DAVIDSON COUNTY, T

0569906
IDENTIF. & REFERENCE

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, 19 99.

TOM F. CONE

CHARLOTTE H. CONE

INDIVIDUAL ACKNOWLEDGMENTS:

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 TOM F. CONE, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ 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

Notary Public

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 CHARLOTTE H. CONE, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she 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:
My Commission Expires MAY 30, 1999

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

7808 04/06 0101 02:04:03 CHECK 140.00

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EXHIBIT "A"

BOOK 11417 PG. 136

Land in Davidson County, Tennessee, described as follows:

Tract I:

Lot No. 50 on the Map of the Lockhart property, not of record and partially described according to a boundary survey by Michael V. Stump, Surveyor, dated April 6, 1977, as follows: Beginning at a PK nail in the centerline of Kentucky Avenue, said PK nail being 391.18 ft. west of the center line of 44th Avenue; thence northerly 23.21 ft. to a R.R. spike (set) in Kentucky Avenue, said R.R. spike being 1.79 ft. south of the northerly right way of Kentucky Avenue, said point being the southeasterly corner of Lot No. 50, the true point of beginning; thence along a line in Kentucky Avenue, S 87 deg. 37' 52" W 50 ft. to a wood stake, said point being the common front corner of Lots Nos. 50 and 51; thence with the line between said two lots N 2 deg. 28' 12" W, 142.50 ft. to a point in the southerly margin of Alley #1207; thence along the southerly margin of said alley N 87 deg. 37' 52" E, 50 ft. to a point; thence along the easterly margin of Lot No. 50, S 2 deg. 28' 12" E, 142.50 ft. 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 said alley adjoining said Lot No. 50 is included.

Tract II:

Lots 68 and 69 on the Map of Lockhart property, not of record, and partially described according to a boundary survey by Michael V. Stump, Surveyor, dated April 6, 1977, as follows:

Beginning at a #20 nail (set) in the centerline of Tennessee Avenue, said point being 1,024.35 ft east of the center line of 48th Avenue; thence southerly 24.47 ft. to an iron pin (set) in Tennessee Avenue, said point being 0.53 ft. north of the southerly right of way of Tennessee Avenue, said point being the northeasterly corner of Lot No. 69, the true point of beginning; thence with the easterly line of Lot No. 69 S 2 deg. 28' 12" E, 142.50 ft. to a point in the northerly margin of Alley #1207; thence along the northerly margin of said alley S 87 deg. 37' 52" W, 100.00 ft. to a R.R. spike, said point being the southwesterly corner of Lot No. 68; thence with the westerly line of Lot No. 68 N 2 deg. 28' 12" W, 142.50 ft. to an iron pin (set) in Tennessee Avenue; thence along the northerly line of Lots Nos. 68 and 69, N 87 deg. 37' 52" E, 100.00 ft. 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 100 foot portion of said alley adjoining said Lots 68 and 69 is included.

Being the same property conveyed to Tom F. Cone and wife, Charlotte H. Cone, by deed recorded in Book 6190, page 158, in the Register's Office for Davidson County, Tennessee.

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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. 137

0569906

IDENTIF. & REFERENCE

99 APR -6 PM 1:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	140.80
CHECK	140.80

04/06/99 01 13:04 0001 7861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446882