BOOK 11131 PG. 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: ~~February 27, 2001~~
(AFFIX SEAL) 5-11-02

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maribel V. Lineberry	Capital Bank & Trust	MAP 105-04
(NAME)	(NAME)	
43 Trimble Street	1820 West End Avenue	PARCEL 387.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joanne Brandon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maribel V. Lineberry, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land in Davidson County, Tennessee, being Lots, Nos. 13 and 15 on the Map of Old Fair Grounds Subdivision, of record in Book 21, Page 116, Register's Office for said County.

Said lots front together 100 feet on the southerly side of Trimble Street and run back between lines, 160 feet on the westerly line and 161.4 feet on the easterly line with the westerly margin of Lewis Street, formerly East Hill Street, to an alley measuring 116 feet thereon.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Old Fair Grounds Subdivision, of record in Book 21, Page 116, Register's Office for said County.

Said lot fronts 50 feet on the south side of Old Murfreesboro or Buchanan Mill Road and runs back between parallel lines 160 feet to an alley

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TRACT 3:

CONTINUED

unimproved ( )
This is improved (X) property, known as 43 Trimble Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 30th day of March 19 99

Joanne Brandon

Joanne Brandon

99 APR 15 PM 3:53
FILED
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

UJ14033

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 Joanne Evandon

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 official seal at Nashville, Tennessee, this 30th day of March, 19 99.

Commission expires ~~February 27, 2001~~ 5-11-02

Notary Public

DELAWNA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Old Fair Grounds Subdivision, of record in Book 21, Page 116, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Trimble Street or Avenue and runs back between parallel lines, 160 feet to an alley.

For source of title reference is made to Book 10702, Page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to all matters filed of record in Book 21, Page 116, 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

0574839

IDENTIFICATION/REFERENCE

99 APR 15 PM 3:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11434 PG. 59

CAMT	249000.00
CON TX	921.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	936.30
CHECK	936.30

04/15/99 01 15:55 0001 3174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452142