99-4-52-Q

FILE BOX 19B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: September 3, 2000
(AFFIX SEAL)

R. L. WOOTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11453 PG. 751

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Bacon Group	/Kecions/Eddy "NEW OWNERS"	117-2 185
(NAME)	(NAME)	
2805 22nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, The Estate of Rosa Nell Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Bacon Group

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:

A certain tract or parcel of real proeprty located in Davidson County, Tennessee, more particularly described as follows: Lot # 27 and the southerly part of Lot # 26 of Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands which is more particularly described on the attached Exhibit "A". Included in the said description but excluded is:
Being Lot No. 27 of Block 3 on the Plan of W. V. Davidson's Hillsboro Highland as of record in Book 843, page 23, Register's Office for said Davidson County, more particularly described as:

Beginning at an iron pin set in the westerly margin of 22nd Avenue, South, being the northeast corner of said Lot No. 27 and the southeast corner of Lot No. 26; thence with the westerly margin of said 22nd Avenue South, South 8 degrees 17 minutes 34 secords West 68.00 feet to an iron pin set in the southwest corner of said Lot No. 27, begin the northeast corner of Lot No. 28; Thence with the northerly line of said Lot no. 28, North 81 degrees, 41 minutes 24 seconds, West 164.54 feet to an iron pin set in the southeast corner of Lot no. 18; thence with the easterly line of said Lot No. 18, North 8 degrees, 09 minutes 19 seconds, East 68.03 feet to an iron pin set in the northwest corner of Lot No. 27, being the southeast corner of Lot No. 19 and the southwest corner of Lot No. 26.; thence with the southerly line of said Lot No. 26 South 81 degrees 40 minutes 54 seconds East 164.70 feet to the point of beginning and containing 11,197 square feet or 0.257 acres according to a survey by Ragen-Smith Associates, Inc. by John O Spry, R.L.S. #727, dated July 21, 1993.

Being part of the same property conveyed to Rosa Nell Cook by Deed from Harry Jordan and wife Ida France Jordan adn Rosie Warren Jordan, a widow of record in Book 954, page 551, Register's Office for Davidson County, Tennessee.

The said Rosa Nell Cook having since died, Testate August 11, 1998

unimproved ( )
This is improved (X) property, known as 2805 22nd Avenue South, Nashville, Tennessee 37215
(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 26th day of April, 19 99

Lisa Cook Robertson

Lisa Cook Robertson, Administrator

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

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 _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Nashville _____, Tennessee, this 26th day of April 19 99 .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **R. L. Moore**, a Notary Public of the State and County aforesaid, personally appeared **Lisa Cook Robertson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator** of **The Estate of Rosa Nell Cook**, the within named bargainor, a testamentary estate, and that she as such **Administrator** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Estate of Rosa Nell Cook** by herself as **Administrator**.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of April, 1999.

Notary Public

My Commission Expires

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

99 APR 29 PM 3:04

RECEIVED FOR RECORD

DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE

Exhibit "A"

BOOK 11453 PG. 753

Land in Davidson County, Tennessee, being Lot No. 27 and the Southerly part of Lot No. 26 of Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands as of record in Book 843, page 23, Register's Office for said County.

Said Lot No. 27 and the Southerly part of Lot No. 26 front together 125 feet on the westerly side of 220 Avenue South and run back 165 feet on the South line and 165 feet, more or less, on the North line to a dead line and measure 149 feet on said dead line.

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

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 11453 PG. 754

CAMT	5000.00
CON TX	240.50
PRFEE	1.00
MBEED	12.00
CFEE	2.00
TOTAL	255.50
CHECK	255.50

04/29/99 01 15:06 0001 9019

05803322
IDENTIFICATION REFERENCE

99 APR 29 PM 3:04
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453732