This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file#99040018

box# 28-B

WARRANTY DEED

BOOK 11459 PG. 845

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Marie F. McQuiddy, Bobbie Lynn McQuiddy 2619 Jefferson Street Nashville, Tennessee 37218	New Owner(s) 125 Queens Lane Nashville, TN. 37218	92-2-0 / 108.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Marie F. McQuiddy and, Bobbie Lynn McQuiddy, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I **ANN CELESTE SIMS, Executrix of the estate of JANE FREEMAN SIMS**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

MARIE F. McQUIDDY and, **BOBBIE LYNN McQUIDDY**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of O. H. Menees' Subdivision, as of record in Book 57, page 89, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Jane Freeman Webb by deed from Nettie Allen Grimes of record in Book 5653, page 191, Register's Office for Davidson County, Tennessee. The said Jane Freeman Sims having died, on December 23, 1998, a resident of Davidson County, testate, Docket #99P-31, Will Book 225, page 31, of the Probate Court of Davidson County, Tennessee. Item No. 3 of her Last Will and Testament having granted authority to sell "all real property" to her executrix, Ann Celeste Sims.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 79,000.00.

Marie F McQuiddy
Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 30 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1999 Property taxes are to be prorated and assumed by the GRANTEE.

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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 2619 Jefferson Street, Nashville, TN 37218.

Witness our hands this 30 day of April, 1999.

Ann Celeste Sims, Executrix
ANN CELESTE SIMS, Executrix of
The Estate of JANE FREEMAN SIMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 11459 PG. 849

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Ann Celeste Sims, Executrix of the estate of Jane Freeman Sims the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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99 MAY -4 AM 8:10

RECEIVED FOR REFERENCE
IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

05 81914

WARRANTY

DEED

From:
The Estate of JANE FREEMAN SIMS
ANN CELESTE SIMS, Executrix

To: ***Marie F. McQuiddy***
and,
Bobbie Lynn McQuiddy

02 • 203 RECORDED 1010 40/50 0026

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 560

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

0581914

99MAY-4 AM 8:10

[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 01

[illegible]	300.00
[illegible]	292.30
[illegible]	1.00
[illegible]	8.00
CFEE	2.00
TOTAL	303.30
CHECK	303.30

09:14 0001 0700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455392