WARRANTY DEED

BOOK 11469 PG. 986

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF May, 19 99

Notary Public

MY COMMISSION EXPIRES 3/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry W. Owens	New Owner	MAP 104
(NAME)	(NAME)	
2302 Belmont Blvd.		PARCEL 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Mary M. Frey and Emily M. Pepper as all of the heirs at law to Herbert S. McConnell, deceased and Zora T. McConnell, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Owens

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 of parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being the southerly one-half of Lot No. 122 on the map of Belmont Land Company's Plan of Lots, of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 122 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between lines 178 feeet to an alley in the rear on which it measures 57 1/2 feet.

Being the same property conveyed to Herbert S. McConnell and wife Zora T. McConnell by deed of record in Book 2999, page 553, Register's Office for Davidson County, Tennessee. Said Herbert S. McConnell and Zora T. McConnell now deceased, the property has vested in Emily M. Pepper and Mary M. Frey as all of the heirs at law of Herbert S. McConnell and Zora T. McConnell through a Last Will and Testament of record in Book 5783, page 10, said Register's Office.

Subject To:

Taxes for the year 1999 and subsequent years, a lien not yet due and payable.

A Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2302 Belmont Blvd., Nashville, TN 37212
(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 our hand s this 7th day of May, 19 99

Mary M. Frey

Mary M. Frey

Emily M. Pepper

Emily M. Pepper

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 Mary M. Frey and Emily M. Pepper as all of the heirs at law to Herbert S. McConnell, deceased and Zora T. McConnell, deceased

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 7th day of May, 19 99.

Commission expires 3/25/2000

Notary Public

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

05844429
99 MAY -7 PM 3:27
REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
RECORDED 1999 DEC 94 5

4.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11469 PG. 988

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

0584429

IDENTIF. & REFERENCE

99MAY-7 PM 3:27

REGISTER
DAVIDSON COUNTY, TN.

Total #695.50

VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 145010