BOX 44

BOOK 11472 PG 259

THIS INSTRUMENT PREPARED BY:
GEORGE CRAWFORD
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $118,800.00.

Hortense Downard
Affiant

Subscribed and sworn to before me, this 10th day of May, 1999.

Notary Public

My Commission Expires: 4/20/99

Address New Owner As Follows:
Hortense Downard
4106 Idaho Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

Map-Parcel Number:
103-04-0-267
25W 01790

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA STAMPS AND HUSBAND, JOHN MARK REED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HORTENSE DOWNARD**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Plat Book 547, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha P. Stamps by deed from Anthony R. Fisher and wife, Whitney M. Fisher, of record at Book 9828, page 651, Register's Office for Davidson County, Tennessee, and further conveyed to Martha Stamps and Monroe Williams, as tenants in common with the right of survivorship of record at Book 9942, page 529, Register's Office for said County. By deed of record in Book 11320, page 472, Monroe Williams, unmarried, conveyed his interest in subject property to Martha Stamps. By quitclaim deed of record in Book 11320, page 475, Register's Office for said County, title was vested in Martha Stamps and husband, John Mark Reed.

It is hereby agreed and understood that Martha P. Stamps and Martha Stamps and Martha P. Stamps Reed is one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable, and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 199, Register's Office for Davidson County, Tennessee.

This is improved property known as 4106 Idaho Avenue, Nashville, TN 37209.

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; and we 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of May, 1999.

Martha Stamps

John Mark Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Stamps, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Mark Reed, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 1999.

Notary Public

My Commission Expires: 11/27/99

05851132

IDENTIFICATION REFERENCE

99 MAY 11 AM 8:13

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

RECORDED 1999 MAY 11 8:13AM

25.00

110574.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0585132

IDENTIFICATION REFERENCE

99MAY 11 AM 8:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

113700-00

TX 439.56
RFFEE 1.00
[illegible] 12.00
CFEE 2.00
TOTAL 454.56
CK 454.56

[illegible] 0001 4077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458730