BOOK 11478 PG. 209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Elizabeth S. Betts
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/16/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associ, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0686

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth S. Betts (NAME)	Union Planters Bank, N.A. (NAME)	118-10-48
905 Marengo Lane (ADDRESS)	P.O. Box 3137 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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 Daniel N. Black

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth S. Betts, unmarried

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:

Being Lot No. 23 and that part of the Old Glendale Car Line, lying south of the same, and shown on the Plan of Sutton Hill Section of Marengo Park, as of record in Book 974, Page 67 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the south margin of Marengo Lane, at the corner of Lots 23 and 24; thence with the line between said lots, southerly passing the south corner of said lots, at 173.7 feet, a total distance of 223.7 feet more or less to the south right of way line of the Old Glendale Car Line, now abandoned; said point being in the north line of the property known as Woodmont Terrace; thence with the south line of said Old Car Line, now abandoned, along the north line of Woodmont Terrace, in a westerly direction around a slight curve, 75 feet, more or less to a point opposite the southerly corner of Lots 22 and 23; thence along the line between said lots, extended, passing the southerly corner of the same, at 50 feet more or less, a total distance of 211 feet, more or less, to the south margin of Marengo Lane; thence with the margin of the same, easterly 75.45 feet to the point of beginning.

Being that same property conveyed to Daniel N. Black and wife, Mary Ellen Black by deed from Ulna M. Pugh and wife, Madeline R. Pugh of record in Book 4298, Page 930, said Register's Office. *See 2nd page for continuation of derivation

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 905 Marengo Lane, Nashville, Tennessee 37204
(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 7th day of May, 19 99

The Estate of Daniel N. Black
By:
Finas Cordell Black, Sr., Administrator
Finas Cordell Black Adm

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Estate of Daniel N. Black

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 Brentwood _____, Tennessee, this 7th day of May 19 99 .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Finas Cordell Black, Sr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the administrator and _____ respectively of the Estate of Daniel N. Black the within named bargainor, ~~and corporation~~, and that he as such administrator 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 Finas Cordell Black, Sr. as such administrator, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood TN on this the _____ day of May 19 99 .

My commission expires 4/16/2002

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

Continuation of Derivationb

Mary Ellen Black died on November 2, 1993 leaving Daniel N. Black as the surviving Tenant by the Entirety. Daniel N. Black died on May 12, 1998. Finas Cordell Black, Sr., Executor of the Estate of Daniel N. Black conveys the subject property pursuant to Order to Approve Sale of Real Property of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Probate # 98P-842.

RECORDED 1101 OFFICIAL DOCUMENT
RECEIVED FOR REFERENCE
99 MAY 13 PM 3:22
REGISTER
DAVIDSON COUNTY, TN.
403.50

05886784

BOOK 11478 PG. 211

WARRANTY DEED

FROM

The Estate of Daniel N. Black

TO

Elizabeth S. Betts

RETURN TO:

Wilson & Weiss Title Associ
7100 Executive Center Dr. #150
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11478 PG. 212

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

05 86784

IDENTIFICATION REFERENCE

99 MAY 13 PM 3:22

REGISTER
DAVIDSON COUNTY, TN.

105000.00

CO TX 368.50
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 403.50
CHECK 403.50

05/13/99 01 15:25 0001 5840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460479