THIS DEED OF CONVEYANCE, executed and delivered by DOROTHY M. HINTON and husband, DAVID V. HINTON, CLAUDINE M. BRYANT and husband, WILLIAM J. BRYANT, and CLAUDE MCCOOL, JR. and wife, BARBARA E. MCCOOL, hereinafter called the Grantors, to CLAUDINE M. BRYANT, hereinafter called the Grantee;

WITNESSETH: THAT, for the consideration of Ten ($10.00) Dollars cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said Grantors have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land situate in Davidson County, Tennessee, described as follows, to-wit:

BOOK 11506 PG. 611

TRACT I: LAND in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being the easterly 10 feet of Lot No. 18 and the westerly 130 feet of Lot No. 19 on the Revised Plan of J. J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

BEGINNING on the southerly margin of Elizabeth Street at the northeast corner of the property conveyed to M. C. Paty and wife, by deed from J. J. Holzapfel, of record in Book 2094, Page 220, Register's Office for said County; thence with the southerly margin of said Street, eastwardly 140 feet to a point 10 feet west of the corner of Lots Nos. 19 and 20; thence southwardly and parallel with the line between said two lots, 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue westwardly 140 feet to the southeast corner of said Paty property; thence with the easterly line of said Paty property northwardly 156.15 feet to the beginning.

TRACT II: LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 19 on the Plan of J. J. Holzapfel's Subdivision, not of record, described partly according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

BEGINNING at a point on the southerly margin of Elizabeth Street at the northwest corner of Lot No. 20 on said plan conveyed to Casey Daughtery and wife, by deed from J. J. Holzapfel and wife, of record in Book 1945, page 36, Register's Office for said County; thence with the line between said Lots Nos. 19 and 20, southeastwardly 156.15 feet to the northerly margin of Ashton Avenue; thence

PICK-UP
99
JUN-2 PM12:21
REGISTER
DAVIDSON COUNTY, TN.
INSTRUMENT NUMBER REFERENCE
059441

This deed was prepared by
Robert Michael Crawford
Attorney
Springfield, Tennessee

MAP/PAR: 069-16-0 074.00

Send Tax Bills to:
Claudine M. Bryant
516 Glen Park Drive
Nashville, TN 37217

1618 Eliz Rd.
1622-1624 Eliz Rd
37218

with the northerly margin of said Ashton Avenue, southwestwardly 10 feet to the southeast corner of that part of said Lot No. 19 conveyed to William Cash Sanders and wife, by deed from L. F. West, Jr., and wife, of record in Book 2798, Page 355, said Register's Office; thence with said Sanders' (now Wairse & wife's by deed of record in Book 3643, Page 62, said Register's Office) northeastern boundary line, northwestwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with the same, northeastwardly 10 feet to the beginning.

BEING the same property conveyed to Claude McCool and wife, Mary Ruth McCool, by McKinley Wairse and wife, Ruth Wairse, in a deed appearing of record in Deed Book 4096, Page 993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 30 foot minimum setback line from front; also to 20 foot permanent easement and 10 foot temporary construction easement in favor of Metropolitan Government of Nashville & Davidson County, Tennessee, along the easterly side of said property for sanitary sewers and/or storm drainage by agreement of record in Book 3958, Page 28, Register's Office for said County; and also applicable zoning regulations of Metropolitan Government of Nashville & Davidson County, if any.

The said Claude McCool died a citizen and resident of Davidson County, Tennessee, the place of his legal residence, on November 20, 1970. The said Mary Ruth McCool died testate, a citizen and resident of Davidson County, Tennessee, the place of her legal residence, on November 18, 1998, and in her Last Will and Testament appearing of record in Will Book 225, Page 809, in the Office of the Davidson County Probate Court, all of her right, title and interest in and to the hereinabove described property was devised to her children, Dorothy M. Hinton, Claudine M. Bryant, and Claude McCool, Jr.

Dorothy M. Hinton is married to David V. Hinton, who joins in this conveyance to convey any interest he may have in said real property, marital or otherwise.

Claudinè M. Bryant is married to William J. Bryant, who joins in this conveyance to convey any interest he may have in said real property, marital or otherwise.

Claude McCool, Jr. is married to Barbara E. McCool, who joins in this conveyance to convey any interest she may have in said real property, marital or otherwise.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever. The Grantors covenant with the Grantee, heirs and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title

in and to said land against the lawful claims and demands of all persons whomsoever.

DONE, this the 27th day of May, 1999.

Dorothy M. Hinton
DOROTHY M. HINTON

David V. Hinton
DAVID V. HINTON

Claudine M. Bryant
CLAUDINE M. BRYANT

William J. Bryant
WILLIAM J. BRYANT

Claude McCool, Jr.
CLAUDE MCCOOL, JR.

Barbara E. McCool
BARBARA E. MCCOOL

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DOROTHY M. HINTON and husband, DAVID V. HINTON, the bargainors, 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 contained therein.

Witness my hand and seal of office, this 27th day of May, 1999.

Robert M. Crawford
NOTARY PUBLIC

My commission expires: 6-26-02

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CLAUDINE M. BRYANT and husband, WILLIAM J. BRYANT, the bargainors, 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 contained therein.

Witness my hand and seal of office, this 1st day of June, 1999.

Robert M. Crawford
NOTARY PUBLIC

My commission expires: 6-26-02

BOOK 11506 PG. 614

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CLAUDE MCCOOL, JR. and wife, BARBARA E. MCCOOL, the bargainors, 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 contained therein.

Witness my hand and seal of office, this 27th day of May, 1999.

Robert M. Crawford
NOTARY PUBLIC

My commission expires: 6-26-02

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $123,500, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Claudine M. Bryant
AFFIANT

SUBSCRIBED and SWORN to before me, this 1st day of June, 1999.

Robert M. Crawford
~~REGISTER or~~ NOTARY PUBLIC

My commission expires: 6-26-02

3984 06/02 0101 03CHECK 475.95

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

0594451

IDENTIFICATION REFERENCE

99 JUN -2 PM 12:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 123500.00
CON TX 456.95
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 475.95
CHECK 475.95

06/02/99 01 12:24 0001 3984

BOOK 11506 PG 615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468509