0599370

IDENTIFICATION REFERENCE

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF Davidson

99 JUN 14 AM 11:07 BOOK 11526 PG. 245

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00.

REGISTER
DAVIDSON COUNTY, TN.

Affiant

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of May, 1999.

Notary Public

My Commission Expires: 9/1/2001

WARRANTY DEED

7262 06/14 01:01 03CHECK 127.55

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Boyce Davis, Jr.
2000 28th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
map\parcel: 081-06-0-029.0

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Addie McClain Holt** hereinafter referred to as Grantor, hereby transfers and conveys to **Boyce Davis, Jr.** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the map of Cumberland Gardens Subdivision, as of record in Book 2900, page 4, Register's Office for said County. Said Lot No. 69 begins at a point in the east margin of 28th Avenue North, the common front corner of Lots Nos. 68 and 69; thence 83.0 feet east to the common rear corner of Lots No. 68, 69, 70; thence north 85.4 feet to a point in the south margin of Vance Avenue, the common front corner of Lots Nos. 69 and 70; thence west with said margin 83.0 feet to a point which marks the beginning of a curve with a radius of 20.0 feet; thence west and south around said curve 31.42 feet to a point in the west margin of 28th Avenue North; thence with said margin south 73.9 feet to the beginning.

Being the same property conveyed to Addie McClain Holt by Deed from Christina Norris, Clerk and Master of the Chancery Court of Nashville of record in Book 5793, Page 523 Register's Office for Davidson County, Tennessee.

The said Addie McClain Holt having since died, intestate, Probate Docket #98P-552, leaving James Crowley as her sole heir at law.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1914 28th Avenue North, Nashville, TN 37208.

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 I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 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 27th day of May, 1999.

James Crowley

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 James Crowley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

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

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 247

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

0599370

DELIVERY REFERENCE

99 JUN 14 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	31500.00
CON TX	116.55
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	127.55
CHECK	127.55

06/14/99 01 11:14 0001 9262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473702