0599404

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40997
Dav. Co. File: Box 8

99 JUN 14 PM 1:05

BIEL GARRETT REGISTER
DAVIDSON COUNTY. TN.

BOOK 11526 PG. 448

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marie C. Boyd 319 Greenway Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-05-337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Diane Coode Connor and Marie McMarthy Coode Boyd as Co-Conservators for Marie McCarthy Coode,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marie C. Boyd,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 295 on the Plan of the Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.

SAID Lot No. 295 fronts 50 feet on the westerly side of Greenway Avenue and runs back between parallel lines 200 feet, more or less, to an alley.

BEING the same property conveyed to Charles D. Coode and wife, Marie McCarthy Coode by deed from John Coode, Sr., and wife, Margaret B. Coode of record in Book 2272, page 549, said Register's Office. The said Charles D. Coode has since died. By Order appointing Co-Conservators of record in Minute Book 432, page 361, in the Probate Court for Davidson County, Tennessee, Sharon Diane Coode Connor and Marie McCarthy Coode Boyd were appointed as co-conservators for Marie G. Coode, the said Marie McCarthy Coode and Marie G. Coode being one and the same person. By Order of record in Minute Book 442, page 521, No. 98 P. 810, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the sale of subject property by said co-conservators was approved. Said order is recorded prior hereto and simultaneously herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan of record in Plat Book 332, Page 174, said Register's Office; Easement for temporary construction conveyed to the State of Tennessee Department of Transportation of record in Book 4722, page 322, said Register's Office.

This is improved property, known as: 319 Greenway Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 1999.

Sharon Diane Coode Connor

Sharon Diane Coode Connor, Co-Conservator for Marie McCarthy Coode

Marie McMarthy Coode Boyd

Marie McMarthy Coode Boyd, Co-Conservator for Marie McCarthy Coode

State of Tennessee
County of Davidson

On this 11th day of June, 1999, before me the undersigned authority, personally appeared **Sharon Diane Coode Connor and Marie McMarthy Coode Boyd as Co-Conservators for Marie McCarthy Coode**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

_____
Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00

Marie C Boyd
Affiant

Sworn and subscribed before me on the 11th day of June, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

_____
Notary Public

9316 06/14 0101 03CHECK 658.50

Wldoc: Deed Wty—12/92

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

BOOK 11526 PG. 450

0599404

IDENTIFICATION REFERENCE

99 JUN 14 PM 1:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

06/14/99 01 13:09 0001 9316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473740