0599596

REFERENCE BOOK 11527 PG. 91

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 82
Group: 07
99 JUN 14 PM 2:52 Parcel: 47

REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bills to : (New Owner) Charles E. Jones
~~Patricia G. Stafford~~ 811 & 2nd St
~~1517 Heritage View Blvd.~~ Nashville, TN 37219
~~Madison, TN 37115~~
(address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, David B. Abercrombie, have bargained and sold and by these presents do hereby transfer and convey unto, Charles E. Jones and Antonio Fisher, as tenants in common, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 in Dr. Van S. Lindsley's Addition to Edgefield, no East Nashville, a plan of which is of record in Book 97, page 25, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the easterly side of North Second Street formerly Harris Avenue, and runs back between parallel lines 174 feet, more or less.

Being the same property conveyed to David B. Abercrombie by deed of record in Book 8123, page 644, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Charles E. Jones and Antonio Fisher, their heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Charles E. Jones and Antonio Fisher, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Charles E. Jones and Antonio Fisher, their heirs and assigns against the lawful claims of all persons whomsoever.

Hannah A. Abercrombie joins in this conveyance to convey any and all martial rights she may have to said property.

WITNESS MY HAND this 28th day of May, 1999.

518 06/14 0101 03CHECK 233.00

David B. Abercrombie
David B. Abercrombie

Hannah A. Abercrombie
Hannah A. Abercrombie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11527 PG. 92

Personally appeared before me, Michael Percy Davis, a Notary Public within and for the State and County aforesaid, the within named David B. Abercrombie and wife Hannah A. Abercrombie, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Nashville, Tennessee this 28th day of May, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/30/2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$60,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David B. Abercrombie
AFFIANT

Subscribed and sworn to before me this the 28th day of May, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

11/30/2002

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

0599596

INSTRUMENT # REFERENCE

99 JUN 14 PM 2:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11527 PG. 93

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

06/14/99 01 14:56 0001 9518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473939