WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES 9/29/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia A. Richards	Ava C. Mire	72-3-193
(NAME)	(NAME)	
1131 Greenfield Ave.	1219 McChesney Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(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, Patrick M. Gill and Miriam Rose (aka Miriam M. Rose), both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Richards, unmarried, and Ava C. Mire, married

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:

Certain Tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 121 in Inglewood Place, the plan of which is recorded in Book NO. 332, page 101, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 100 feet on the northerly side of Greenfield Avenue and extends back northerly between parallel lines 205 feet to a line .

Being the same property vested in Elizabeth R. Gill by Final Decree of Divorce from Murrell A. Gill dated December 21, 1972, recorded January 12,1976, Book 4987, page 474, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 4381, page 994 said Register's Office. Patrick M. Gill having inherited the property by virtueof intestate succession as set forth in TCA Sec 31-1-104 as evidence by Affidavit of Heirship filed in Book 10930, page 755 said Register's Office. Patrick M. Gill having since quitclaimed an interest in the above described property to Miriam Rose of record in Book 11382, page 132, Register's Office for Davidson County, Tennessee.

The said Miriam Rose being one-in-the same as Miriam M. Rose. [illegible] $74.53

unimproved ( )
This is improved (X) property, known as 1131 Greenfield Avenue, Nashville, Tennessee 37216
(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 our hand s this 30th day of June, 1999

Patrick M. Gill
Miriam Rose
By: Miriam Rose by D.L. Rose P.O.A.
David L. Rose, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, MITCHELL A. WATTS, a Notary Public in and for said County and State, the within named Patrick M. Gill

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 _____, Tennessee, this 30th day of June, 1999.

Commission expires 9-24-2001

Mitchell A Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

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 David L. Rose with whom I am personally acquainted and who acknowledged that David L. Rose executed the within instrument on behalf of Miriam Rose as her Attorney in Fact as the free act and deed of the within named Miriam Rose.

Witness my hand and official seal at Nashville, Tennessee, June 30, 1999.

Mitchell A Watts
Notary Public

My Commission expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06086601
IDENTIFICATION REFERENCE
99 JUL -7 AM 8:45
REGISTER
DAVIDSON COUNTY, TN.
ENVIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	CONVEYANCE	CC	CERTIFIED COPY
MO	MORTGAGE	REL	RELEASE
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE
TD	TRUST DEED	CFEE	COMPUTER FEE

BOOK 11560 PAGE 654

MISC	MISCELLANEOUS
CO TX	STATE CONVEY
MO TX	STATE TAX MORT
PRFEE	PROBATE FEE

0608601

REFERENCE

99 JUL -7 AM 8:45

REGISTER
DAVIDSON COUNTY, TN.

[illegible]	$6250.00
[illegible] TX	363.53
[illegible]	1.00
[illegible]	3.00
CFEE	2.00
TOTAL	374.53
CHECK	374.53

[illegible] 98:46 0001 7135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487522