BOOK 11571 PAGE 855

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of July, 1999.

Notary Public

My Commission Expires: 11/16/01

NOTARY PUBLIC AT LARGE DONALD R. BARRETT JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

MAIL ENV.

99 JUL 14 AM 10:23

RECEIVED
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

INSTRUMENT NUMBER REFERENCE

071190

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dannie Epstein and Janet B. Epstein
209 Burns Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS:
Map 104-2-M, Parcel 209

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, **D. Brett Holladay, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **Dannie Epstein and wife, Janet B. Epstein, Equal Tenants in Common,** 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 Unit No. 209, together with the appurtenant interest in the common elements of Burns Station Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to D. Brett Holladay, unmarried by deed from Linda M. Hardy Scott , a married person, of record in Book 9399, page 44, Register's Office for Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed from Melanie Joy Holladay to Derek Brett Holladay of record in Book 10643, page 15, said Register's Office. D. Brett Holladay and Derek Brett Holladay being one and the same person.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

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 209 Burns Avenue, Nashville, Tennessee 37203.

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 9th day of July, 1999.

D. Brett Holladay

STATE OF TENNESSEE
COUNTY OF Davidson

2295 07/1 0103 CSCHECK 453.15

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Brett Holladay, 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 9th day of July, 1999.

Notary Public

11-15-01
My Commission Expires

NOTARY PUBLIC AT LARGE DONALD R. BARRETT, JR. DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06114 04

99 JUL 14 AM 10:23

CHMT
119500.00
CON TX 442.15
PRFEE 1.00
MDEED 0.00
CFEE 2.00
TOTAL 453.15
CHECK 453.15
07/14/99 01 10:26 0001 2195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490533