This instrument was prepared by:
L. J. Ellis IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file #99050046

box# 28-B

BOOK 11572 PAGE 964

# WARRANTY DEED

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Anita Yvonne Lockridge<br>1207 14th Ave. South<br>Nashville, Tennessee 37212 | same as new owner | 105-01 / 255.00 |

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Anita Yvonne Lockridge, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I **JAMES SMITHSON**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

**ANITA YVONNE LOCKRIDGE**, the GRANTEE herein, her heirs and assigns, all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 22 feet of Lot No. 19 and the southerly 16 feet of Lot No. 18 in Cotton and Moore's Subdivision of the Lot No. 26 in O. B. Hayes Rokeby Plan, as of record in Book 332, page 162, Register's Office for said County.

Said parts of Lots adjoin and front together 38 feet on the west side of 14th Avenue south and extend back westerly between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Jack B. Cook, and James Smithson by deed from Jack A. Butler, and wife Martha L. Butler, Turner P. Williams and wife Reca Williams and Raymond L. Barrett of record in Book 6693, page 309, Register's Office for Davidson County, Tennessee. Anita Yvonne Lockridge having purchased and been granted the interest of Jack B. Cook by instrument dated May 21, 1999, and of record in Book 11496, page 28, said Register's Office.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 500.00 .

Anita Y. Lockridge
Affiant

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

SWORN TO AND SUBSCRIBED before me this 13th day of JULY, 1999.

Notary Public

My Commission Expires: 6-24-2001

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, her heirs and assigns, forever. 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:

1999 Property taxes are to be assumed by the GRANTEE;

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, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is UN-IMPROVED property known as: 1209 14th Ave. South, Nashville, TN. 37212.

Witness my hand this 13th day of JULY, 1999.

James Smithson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Shirley Robson, a Notary Public in and for said County and State, the within named James Smithson the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of JULY, 1999.

NOTARY PUBLIC

My Commission Expires: 6-24-2001

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06111704

RECEIVED FOR REFERENCE

99 JUL 14 PM 4:07

RECEIVED FOR TAX

# WARRANTY

# DEED

***From: James Smithson***

***To: Anita Yvonne Lockridge***
***an un-married woman***

RECEIVED FOR RECORD STATE

***This Instrument was Prepared by:***

***Leroy Johnston Ellis IV***
***Attorney at Law***
***306 Gay Street, Suite 200***
***Nashville, Tennessee 37201***
***(615) 256-5003***

# 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 |

06111704

99 JUL 16 PM 4:07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1490852