This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167

MAP 72-13, PARCEL 101

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Kelly D. Arwood
2409 Inga Avenue
Nashville, TN 37206

FILED
99 AUG -2 AM 11:06
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
RECEIVED
INSTR. # REFERENCE
99118772

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY-EIGHT THOUSAND AND NO/100 ($48,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **CONSTANCE HANKINS BOATMAN, LESLIE HANKINS WARRICK, BRYAN LEE HANKINS, EDWARD A. McKNIGHT, JR., and STANLEY A. DAVIS, Guardian ad Litem for DORAN McKNIGHT**, have bargained and sold and do hereby transfer and convey unto **KELLY D. ARWOOD, an unmarried person**, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of **Lot No. 28 of SPRINGDALE SUBDIVISION**, according to survey and plat of same appearing of record in Book 974, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 28 fronts 50 feet on the westerly side of Inga Street and runs back 177.7 feet on the north line and 187.5 feet on the south line to the right-of-way of the L & N Railroad and shows 51 feet on the said right-of-way.

BEING the same property conveyed by George W. Stack and wife, Sarah Stack, to Mildred Hankins, the said George W. Stack reserving a life estate unto himself, by deed appearing of record in Book 6427, page 758, in the Register's Office of Davidson County, Tennessee. The said Mildred Hankins died testate on June 5, 1996, leaving the said Constance Hankins Boatman, Leslie Hankins Warrick, Bryan Lee Hankins, Edward A. McKnight, Jr., and Doran McKnight, a minor, as her beneficiaries and heirs at law. The said George W. Stack died on January 5, 1999.

THIS CONVEYANCE is made subject to any easements or restrictions applicable to the within described property and of record; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2409 Inga Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, her heirs and assigns, forever.

AND we do covenant with the said Grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 1999 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

STATE OF TENNESSEE
08/02/1999 03:10 PM
DAVIDSON COUNTY
196.00

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, her heirs and assigns, against the lawful claims of all persons, whomsoever.

We, the undersigned, JOHN H. BOATMAN, JR., COURTNEY W. HANKINS and STEPHEN R. WARRICK, hereby join in the execution of this instrument for the purposes of, and do hereby convey to the Grantee, all of our rights, claim and interest in and to the above described real estate, including but not limited to homestead, dower, and any and all other marital rights.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS OUR HANDS, this 14th day of July, 1999.

Constance Hankins Boatman
CONSTANCE HANKINS BOATMAN

John H. Boatman Jr.
JOHN H. BOATMAN, JR.

Leslie Hankins Warrick
LESLIE HANKINS WARRICK

Stephen R. Warrick
STEPHEN R. WARRICK

Courtney W. Hankins
COURTNEY W. HANKINS

Bryan Lee Hankins
BRYAN LEE HANKINS

Edward A. McKnight Jr.
EDWARD A. McKNIGHT, JR.

STANLEY A. DAVIS
Guardian ad Litem for DORAN McKNIGHT

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CONSTANCE HANKINS BOATMAN and husband, JOHN H. BOATMAN, JR., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 21 day of July, 1999.

Georgene W. Boles
Notary Public

My commission expires: 8-18-2002

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named LESLIE HANKINS WARRICK and husband, STEPHEN R. WARRICK, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 22nd day of July, 1999.

Imogene W. Rolen
Notary Public

My commission expires: 8-18-2002

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named BRYAN LEE HANKINS and wife, COURTNEY W. HANKINS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 22nd day of July, 1999.

Imogene W. Rolen
Notary Public

My commission expires: 8-18-2002

STATE OF ~~FLORIDA~~ Illinois)
ss.
COUNTY OF Champaign)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named EDWARD A. McKNIGHT, JR., 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Champaign, Illinois, ~~Florida~~, this the 14 day of July, 1999.

Michael Carter
Notary Public

My commission expires: 3/28/00

"OFFICIAL SEAL"
Michael Carter
Notary Public, State of Illinois
My Commission Expires 3/28/00

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named STANLEY A. DAVIS, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained as Guardian ad Liem for DORAN McKNIGHT, a minor.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 29 day of July, 1999.

Marsha G. Howard
Notary Public

My commission expires: 11/30/02

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

× Kelly D. Durrood
Affiant

Sworn to and subscribed before me this the 29th day of July, 1999.

Notary Public

My commission expires: _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

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

06187722

IDENTIF. ↑ REFERENCE

99 AUG -2 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11599 PAGE 7

CAMT	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	196.60
CHECK	196.60

08/02/99 01 11:11 0001 0171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498398