PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41152
Dav. Co. File: Box 8

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Allison Title Company
116 Wilson Pike Cir. Ste 206
Brentwood, TN 37027
Phone (615) 376-0566
Fax (615) 376-0568

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maria M. Salas 4311 Nebraska Avenue Nashville, TN 37209	

TAX MAP-PARCEL NUMBERS: 103-04-229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 225000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Avinger, III and spouse, Jane Haynesworth Price Avinger,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maria M. Salas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 Block 15 on the Plan of Sylvan Park of record in Plat Book 332, page 15.

SAID Lot No. 3 of Block 15 fronts 60 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines with the easterly margin of 44th Avenue North, formerly 3rd Street, 160 feet to an alley.

BEING the same property conveyed to Robert L. Avinger, III and Jane Haynsworth Price, now known as Jane Haynsworth Price Avinger, as joint tenants with right of survivorship by deed from Joel Anderson and wife, Patricia Anderson of record in Book 10566, page 475, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to Taxes for 1999 and subsequent years; All matters shown on the Plan of record in Plat Book 332, page 15, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4311 Nebraska Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29 day of July, 1999.

Robert L. Avinger, III

Jane Haynesworth Price Avinger

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State of ~~Tennessee~~ North Carolina
~~County of Davidson~~ Mecklenburg County

On this 29th day of July, 1999, before me the undersigned authority, personally appeared **Robert L. Avinger, III** and **Jane Haynesworth Price Avinger**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires 11-13-2002 Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225000.00

Affiant

Sworn and subscribed before me on the 30th day of July, 1999.

Notary Public

My Commission Expires: 6-4-02

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

06199811

99 AUG -3 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

843.50 08/02 0101 03CHECK

Wldoc: Deed Wty—12/92

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

06019987

IDENTIF. & REFERENCE

99 AUG -3 PM 3:33

REGISTER

CAMT
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 843.50
CHECK 843.50

08/03/99 01 15:39 0001 1472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499686