Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

Name and Address of Property Owner:

Garland Bell Lamkin and Nelson Lamkin III
214 Leonard Avenue
Nashville, TN 37205

Send Tax Bills to:

Sunshine Mortgage Corporation
P O Box 9274
Marietta, GA 30065

99 AUG -4 PM 12:35
REGISTER
DAVIDSON CO., TN.

RECEIVED FOR RECORD & RECORDED IN OFFICIAL RECORDS
0620307

Property Address:

214 Leonard Avenue
Nashville, TN 37205

BOOK 11605 PAGE 444

Map/Parcel #:

104-13-81/26W08445

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **July, 1999** between **Alice A. Bell, a single person,** GRANTOR, and **Garland Bell Lamkin and Nelson Lamkin III** GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee being part of the S. W. Berger Homeplace shown on the map of Myrtlewood Subdivision being Bransford Realty Company's Subdivision of the S. W. Berger property (Book 547, Page 108, Register of Davidson County Tennessee) and being shown as Lot No. 5 on the map of R. K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement in Book 1730, Page 6, Register's Office Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the easterly margin of Leonard Avenue and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Alice A. Bell, a single person by deed from Harris David McCracken and spouse, Jane Alexander McCracken of record in Book 9329, Page 456 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEES that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Alice A. Bell

Alice A. Bell, a single person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Alice A. Bell, a single person,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 1999.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN.

01 01 03CHECK 7/30/99 3:53 862.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11605 PAGE 445

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$230,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of July, 1999.

Notary Public

My Commission Expires: My Commission Expires JAN. 25, 2003

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 446

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

0620307

IDENTIF. & REFERENCE

99 AUG -4 PM 12:35

REGISTER
DAVIDSON COUNTY, TN.

CAMT	230000.00
CON TX	851.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	862.00
CHECK	862.00

08/04/99 01 12:41 0001 1812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500022