MAIL ENV.

99 AUG -5 PM 2:41

U620943

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: 40931
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Pate 808 Kirkwood Avenue Nashville, TN 37214	BOOK 11608 PAGE 212

TAX MAP-PARCEL NUMBERS: 118-02-162

WARRANTY DEED

2472 08/05 0101 03CHECK 566.00

FOR AND IN CONSIDERATION of the sum of **$ 150000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Frank Feinstein and spouse, Dorothy A. Feinstein,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Pate,** 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. 44 on the Plan of Kirkwood Heights Subdivision of record in Plat Book 1130, page 17, Register's Office for said County.

SAID Lot No. 44 fronts 73 feet on the northerly margin of Kirkwood Lane and extends back between parallel lines 180 feet to an alley in the rear, measuring 73 feet thereon.

BEING part of the same property conveyed to J. Frank Feinstein and wife, Dorothy A. Feinstein by deed from David Popkin and wife, Hae Yung Popkin of record in Book 6147, page 593, 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; The Plan of record in Plat Book 1130, page 17, said Register's Office which shows an owner's certificate, a 60 foot minimum building setback line from Kirkwood Avenue and a 10 foot easement for public utility purposes along the rear line of said lot and reservation for an easement for drainage ditch along the southerly front line of said lot.

This is improved property, known as: 808 Kirkwood Avenue, Nashville, TN 37214

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 3rd day of August, 1999.

J. Frank Feinstein

Dorothy A. Feinstein

State of Tennessee
County of Davidson

On this 3rd day of August, 1999, before me the undersigned authority, personally appeared **J. Frank Feinstein** and **Dorothy A. Feinstein**, 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: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Exp. 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150000.00

Affiant

Sworn and subscribed before me on the 3rd day of August, 1999.

My Commission Expires: KIRK G. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Exp. 1/27/2001

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11608 PAGE 214

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

0620943

IDENTIF. & REFERENCE

99 AUG -5 PM 2:42

REGISTER
DAVIDSON CO. TN.

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

08/05/99 01 14:47 0001 2472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500672