BOOK 11609 PAGE 629

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 7,250.00

47

Danny R. House
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. House	New Owner	MAP 82-3
(NAME)	(NAME)	
1405 Dickerson Rd.		PARCELS 52 & 51
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Erna C. Smith, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. House

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
LAND in Davidson County, Tennessee, being part of Lot No. 91 and part of the southerly 7 feet of Lot 92 on the plan of Sharpe and Horn's 2nd Subdivision of the Lindsley property as of record in Book 161, Page 53, Register's Office for said County. Said part of Lot 91 and part of the southerly 7 feet of Lot 92 front together 67 feet on the easterly side of Joseph Avenue, and run back between parallel lines and with the northerly margin of Childers Avenue 111 feet to a dead line.

TRACT II:
LAND in Davidson County, Tennessee, being the major portion of the easterly 34 feet of Lot No. 91 and the easterly 34 feet of the southerly 7 feet of Lot No. 92 on the Map of Sharpe and Horn's Second Subdivision of the Lindsley Tract, as of record in Book 161, Page 53, Register's Office for said County, described according to a copy of a survey made by Barge, Waggoner, & Sumner, Engineers, dated June 24, 1970, as follows:

2004 08/04 0101 03CHECK 41.83

Beginning at a point in the northerly margin of Evanston Avenue, which said point is located 34 feet westerly from the southeasterly corner of said Lot No. 91 as shown on said plan; thence North 6 deg. 25' East, 67 feet to a point which is 7 feet north of the line between Lots 91 and 92; thence South 83 deg. 03' East, 34 feet to the westerly margin of an alley; thence southwardly with said margin of said alley, South 6 deg. 25' West, 60.85 feet to a point in the northerly margin of the Relocated Evanston Avenue; thence westwardly with said margin of said avenue as relocated and along a curve having a radius of 96.65

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1101 Joseph Ave. & 103 Evanston, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of August, 19 99

x Erna C. Smith
Erna C. Smith

LEGAL DESCRIPTION CONTINUATION

feet, a distance of 34.67 feet to the point of beginning.

BEING the same property conveyed to Oliver N. Smith, and wife, Erna C. Smith, by deed from Luther G. Greer, and wife, Elaine McDaniel Greer, of record in Book 6020, Page 189, Register's Office for Davidson County, Tennessee. The said Oliver N. Smith having since died.

BOOK 11609 PAGE 630

06213541

IDENTIF. # REFERENCE

99 AUG -6 PM 1:23

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erna C. Smith

the bargainor _____, 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 Goodlettsville, Tennessee, this 4th day of August, 19 97.

Commission expires 3/23/00

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

BOOK 11609 PAGE 631

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 632

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

0621354

IDENTIF. A REFERENCE

99 AUG -6 PM 1:23

REGISTER
COUNTY, TN.

CAMT	7250.00
CON TX	26.83
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	41.83
CHECK	41.83

08/06/99 01 13:29 0001 2906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501100