263

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26B

March Egerton		
4030 Brush Hill Road	New Owner	MAP: 83-9
Nashville Tennessee 37216		
		PARCEL: 182

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-06-9532]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Judy Welch Kemp and Ginger C. Heer, (The "Grantosr") have bargained and sold, and by these presents do transfer and convey unto, March Egerton, a single person (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 26 feet front of Lot No. 3 and the northerly 14 feet of Lot No. 4 and the northerly 24 feet rear of Lot No. 4 and the southerly 11.5 feet rear of the Lot No. 3 on the Map of J.B. Armstrong's subdivision of Lots 12, 13, 14, and 15 of the East Edgefield Addition, a plat of which is of record in Book 57, page 110, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of South 11th Street, said point being 129 feet south of the intersection of South 11th Street, said point being 129 feet south of the intersection of South 11th Street and Woodland Street and 26 feet north of the common corner of Lots Nos. 3 and 4; thence easterly 142 feet, more or less, to a point in the alley, which point is 11.5 feet north of the common corner of between Lots Nos. 3 and 4; thence southerly along said margin of said alley, 35.5 feet to a point; thence westerly 142 feet, more or less, to a point in the easterly margin of South 11th Street; thence northerly along said margin of said street, 40 feet to the point of beginning.

Being the same property conveyed to W.S. Welch by Warranty Deed from W.S. Welch and wife Maude C. Welch of record in Book 5897 , page 850, said Register's Office for Davidson County, Tennessee. The said W.S. Welch has since died on April 26, 1996 and the interest in and to the property conveyed herein passed at the death of W.S. Welch, to Judy Welch Kemp and Ginger C. Heer as his sole surviving heirs. An Affidavit of Heirship ~~is attached hereto~~ has been recorded describing said inheritance. Ref # Jud GCH

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of Record in Book 57, page 110, Said Register's Office for said County.**

This is improved property known as **107 South 11th Street, Nashville Tennessee 37206.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $50,000.00
[
[

Affiant

[Subscribed and sworn to before me this
[3rd day of August, 1999.
[
[
[

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

[My Commission Expires: 1-25-2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of August, 1999.

Judy Welch Kemp

Judy Welch Kemp

Ginger C. Heer

Ginger C. Heer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 3rd day of August, 1999, before me personally appeared, Judy Welch Kemp and Ginger C. Heer to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1999.

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-25-2003

0623591

IDENTIF. + REFERENCE

99 AUG 12 AM 11:23

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

5323 08/12 0101 03CHECK 196.00

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

BOOK 11617 PAGE 96

0623591
IDENTIF. ↑ REFERENCE

99 AUG 12 AM 11:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

08/12/99 01 11:22 0001 5323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503492