WARRANTY DEED

BOOK 11629 PAGE 756

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC TENNESSEE Exp 05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Edward Connor	Nashville Bank of Commerce	MAP 72-03
(NAME)	(NAME)	
1206 Stratford Avenue	211 Fourth Avenue North	PARCEL 46
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, Tennessee 37219	
(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, Phyllis A. Taylor Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Edward Connor and wife, Lisa Vinsant Connor

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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 237 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said westerly half of Lot No. 237 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to William D. Sneddon and Phyllis A. Taylor by deed from James L. Trebing, Jr. and wife, Vicki B. Trebing of record in Book 5651, page 808, said Register's Office. William D. Sneddon conveyed his interest in said property to Phyllis A. Taylor Sneddon by Quitclaim Deed of record in Book 10534, page 938, said Register's Office. Phyllis A. Taylor is was also known as Phyllis A. Taylor Sneddon. Phyllis A. Taylor has since married and is now known as Phyllis A. Taylor Sparks.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 101, said Register's Office.

9204 08/23 0101 03CHECK 349.55

This is improved (X) property, known as 1206 Stratford Avenue, Nashville, Tennessee 37216
unimproved ( )
(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 20th day of August 1999

Phyllis A. Taylor Sparks

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 Phyllis A. Taylor Sparks

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 Nashville, Tennessee, this 20th day of August 1999.

Commission expires Exp 05/27/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 _____ .

My commission expires _____

Notary Public

99 AUG 23 AM 10:46
REGISTER'S OFFICE TN
IDENTIF. # REFERENCE
06272229

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

0627229

IDENTIF. & REFERENCE

99 AUG 23 AM 10:46

REGISTER
DAVIDSON COUNTY, TN.

CAMT	91500.00
CON TX	338.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	349.55
CHECK	349.55

08/23/99 01 10:46 0001 9204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505218