BOOK 11635 PAGE 67

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38189) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,900.00

X Michelle F. Eubanks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17TH DAY OF AUGUST 1999.

Notary Public

MY COMMISSION EXPIRES 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig A. Eubanks 4504 Elkins Avenue Nashville, TN 37207	FT Mortgage Companies, DBA First Tennessee Mortgage Company P.O. Box 146 Memphis, TN 38101	91-16-61 12W 510

FOR AND IN 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,

ALVIN F. CURTIS, JR., UNMARRIED

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

CRAIG A. EUBANKS AND WIFE, MICHELLE F. EUBANKS

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:

Being the westerly 10 feet of Lot Number 407 and the westerly 40 feet of Lot Number 405 of Block 18 on a map of Charlotte Park Company's first addition to Nashville as of record in Book 57, Page 103, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alvin F. Curtis, Jr. by deed from Dorothy M. Paul and Maude E. Paul of record in Book 3097, Page 626, and by deed from Dorothy J. Curtis of record in Book 4821, Page 739, Register's Office for Davidson County, Tennessee.

99 AUG 25 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

0628570
IDENTIFICATION REFERENCE

Unimproved ( )
This is improved (X) property known as 4504 ELKINS AVENUE, NASHVILLE, TN 37209
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 our hand this 17TH day of August, 1999

X Alvin F Curtis Jr
ALVIN F. CURTIS, JR.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Alvin F. Curtis, Jr. the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1999.

Commission Expires: 5/26/02

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 _____, 19_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF

0664 08/25 0101 03CHECK 417.63

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11635 PAGE 69

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

0628570

IDENTIF. & REFERENCE

99 AUG 25 PM 3:37

REGISTER
DAVIDSON COUNTY, TN.

CAMT
109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 417.63
CHECK 417.63

08/25/99 01 15:36 0001 0664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508752