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0629307

99 AUG 27 AM 10:1

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Phillip A. Allen **1128 Kirkland Avenue** **Nashville, TN 37216**	**SAME**	**072-07-603**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1482 08/27 0101 03CHECK 279.25

The actual consideration or value whichever is greater, for this transfer is $72,500.00.

Affiant

Subscribed to and sworn before me this 25th day of August, 1999.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand Five Hundred Dollars ($72,500.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged ALONZA ETTA AND MARY H. ETTA, husband and wife (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto PHILLIP A. ALLEN, unmarried (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 8 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for said County.

Said part of Lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 176.7 feet on the easterly line and 181 feet, more or less, on the westerly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to ALONZA ETTA AND WIFE, MARY H. ETTA by deed from TRACEY WALKER of record in Book 9703, page 863, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1128 Kirkland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the

use of any gender shall be applicable to all gender.

Witness my hand this 25th day of August, 1999.

ALONZA ETTA

MARY H. ETTA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALONZA ETTA AND MARY H. ETTA, the within named 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 office in Nashville, Davidson County, Tennessee, this 25th day of August, 1999.

Notary Public

My Commission Expires: March 25, 2000

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

0629307

REMITTER REFERENCE

99 AUG 27 AM 10:16

CAMT 72300.00
CON TX 268.25
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 279.25
CHECK 279.25

08/27/99 01 10:15 0001 1482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509558