BOOK 11637 PAGE 749

file box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Murph Goodman	O W N E R	81-14-84
(NAME)	(NAME)	
1607 24th Avenue North	713 Farrell Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville Tn 37220	
(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, Spencer's Notions, Inc., a Texas corporation

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

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 part of Lot No. 18 on the Plan of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 24th Avenue, North, 150 feet north of the corner of Lots Nos. 6 and 18, being the northeast corner of the property conveyed to I. N. Hazelwood and wife, by deed from Albert Burch and wife, of record in Book 620, Page 549, said Register's Office; thence with the westerly margin of said Avenue northwardly 50 feet; thence westwardly 150 feet; thence southwardly 50 feet to Hazelwood's northwest corner; thence with his northerly line eastwardly 150 feet to the beginning.

Being the same property conveyed to Spencer's Notions, Inc., a Texas corporation by deed from Ernest Russell Buchi, Jr., unmarried, of record in Book 10262, page 562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1607 24th Avenue North, Nashville, Tennessee 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 6th day of August 19 99

Spencer's Notions, Inc., a Texas corporation
By:
Jake Spencer

RECEIVED TOTO 8/26
48.00

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF California
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jake Spencer and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Spencer's Notions, Inc. the within named bargainor, and corporation, and that he 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 Jake Spencer as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee 37215 on this the 6th day of August 1999 .

My commission expires _____

Wellington S. Dean Jr

Notary Public

SIGN & NOTARIZE

WELLINGTON S. DEAN, JR.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
OCT. 14, 2001

0629341
RECORDING REFERENCE
99 AUG 27 AM 10:33
[illegible]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11637 PAGE 751

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

06293411

REFERENCE

99 AUG 27 AM 10:33

CAMT 10000.00
CON TX 37.00
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 48.00
CHECK 48.00

08/27/99 01 10:33 0001 1516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509592