BOOK 11646 PAGE 390

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38100) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 1999

Notary Public

MY COMMISSION EXPIRES 9/23/2002

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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
Elmer M. Boykin, Jr. 15 South 13th Street Nashville, TN 37206	Sunshine Mortgage Corporation P.O. Box 9274 Marietta, GA 30065	83-9-258 18W 15065

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,

JAMES A. TRIBBETT AND WIFE, SALLY F. TRIBBETT

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

ELMER M. BOYKIN, JR., UNMARRIED

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 south 50 feet of Lots Nos. 8, 9 and 10 on the Map of E S. Priest Subdivision of record in Book 161, page 43, Register's Office for Davidson County, Tennessee.

Said part of said lots front 50.0 feet on the easterly side of South 13th Street, formerly Anne Street, and run back between parallel lines with the north margin of Holly Street, 150.0 feet to a 15-foot alley, which was dedicated by instrument of record in Book 424, page 630, said Register's Office.

Being the same property conveyed to James A. Tribbett and wife, Sally F. Tribbett by deed from Ray C. Hall of record in Book 9139, Page 368, Register's Office for Davidson County, Tennessee.

99 SEP -2 AM 10:03
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

06315414

Unimproved ( )
This is improved (X) property known as 15 SOUTH 13TH STREET, NASHVILLE, TN 37206

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 25TH day of August, 1999

James A. Tribbett by Ben Anderson Allen, Atty. In Fact
JAMES A. TRIBBETT BY BEN ANDERSON ALLEN, ATTY. IN FACT

Sally F. Tribbett by Ben Anderson Allen, Atty. In Fact
SALLY F. TRIBBETT BY BEN ANDERSON ALLEN, ATTY. IN FACT

865-70

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

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 day of August, 1999.

Commission Expires:_____ _____
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 DAVIDSON

On this the 25th day of August, 1999, before me personally appeared Ben Anderson Allen to me known to be the person who executed the foregoing instrument in behalf of James A. Tribbett and wife Sally F. Tribbett as their Attorney in Fact, and acknowledged the he executed the same as the free act and deed of the said James A. Tribbett and wife, Sally F. Tribbett.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1999.

My commission expires: 9/28/2002 _____
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 392

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

0631544

IDENTIFICATION REFERENCE

99 SEP -2 AM 10:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHK T
231000.00
CON TX 854.70
PRTEE 1.00
MISFD 8.00
CFEE 2.00
TOTAL 865.70
CHECK 865.70
09/02/99 01 10:03 0001 3862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511904