THIS INSTRUMENT PREPARED BY:
Joseph Martin, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 1999.

Notary Public

My Commission Expires: 8-28-2002

Address New Owner As Follows:
Wesley Ware and wife,
Amy Ware
915 Gale Lane
Nashville, TN 37204

Send Tax Bills To:
ABN AMRO Mortgage Group
P. O. Box 57068
Irvin, CA 92619

Map-Parcel Number
Map 118-06-054.00
16DA 04575

FILED FOR RECORD
SEP -8 AM 9:31
RECORDED
SEP 8 1999

06333507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no 100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELYN ANN TURNER, individually and as devisee and Executrix, pursuant to the will of James R. Turner, deceased, of record in Will Book 224, page 203, Probate Court Clerk of Davidson County, Tennessee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WESLEY WARE AND WIFE, AMY WARE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: 5054 09/08 0101 03CHECK 492.30

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of a subdivision of the Vaulx Land, not of record, and described according to a survey made by Z. J. Wilkinson, Surveyor, on November 14, 1931, and a part of 6-B of Battlefields Estates, Section 1, of record in Book 843, pages 843, pages 96 and 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Gale Avenue 478.5 feet easterly from F. A. Washington's northeast corner, thence eastwardly with the southerly margin of said Avenue 87.9 feet, thence southwardly with the line between Lots Nos. 6 and 7 in said plan, 501.4 feet to the northerly margin of the right of way of the T. C. Railroad, thence westwardly with the same 88.5 feet, thence northwardly with the line between Lots Nos. 5 and 6 in said plan, 489 feet to the beginning.

INCLUDED in the above description, but specifically **EXCLUDED** from this conveyance is that property taken by final consent Judgment to the Department of Highways, State of Tennessee, of record in Book 5019, page 607, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot 6-B on the Map of Battlefield Estates, as of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of the Tennessee Central Railroad right of way said point being the common corner of Lots 6-B and 7-B on said map, thence with said margin westwardly 88.5 feet to the southeast corner of Lot No. 5, thence with the easterly boundary of Lot No. 5, 109 feet to a point, thence North 85 deg. 15 min. East 88.1 feet to the westerly boundary of Lot No. 7-B, thence with said boundary South 9 deg. 30 min. East 115 feet to the point of beginning and containing 0.225 acre.

Being part of the same property conveyed to James R. Turner and wife, Pauline Turner by deed from Robbie Sanford, unmarried, of record in Book 3532, page 517, Register's Office for Davidson County, Tennessee; the said Pauline Turner having predeceased James R. Turner, and James R Turner having since died and his will of record in Will Book 224, page 203, Probate Court Clerk's Office of Davidson County, Tennessee, devises subject property to Jacquelyn Ann Turner and Dorothy Jean Turner, the said Dorothy Jean Turner having since died, predeceasing James R Turner.

Subject property is not the usual place of residence of the Grantor or her spouse

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Permanent Easement for the construction and maintenance of electric power transmission lines and underground sanitary sewers to the State of Tennessee, contained in instrument of record in Book 5019, page 607, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises embraced within the bounds of the Tennessee Central Railroad.

4. Matters shown on the Plan of record at Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee

This is improved property known as 915 Gale Lane, Nashville, TN 37204.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of August, 1999

Jacquelyn Ann Turner

Jacquelyn Ann Turner

Jacquelyn Ann Turner, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACQUELYN ANN TURNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 1999

Notary Public

My Commission Expires: 9-28-2002

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACQUELYN ANN TURNER, EXECUTRIX**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 1999

Notary Public

My Commission Expires 9-28-2002

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11653 PAGE 865

0633507

99 SEP -8 AM 9:32

REGISTER
DAVIDSON CO. TN.

CAMT
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 492.30
CHECK 492.30

09/08/99 01 09:33 0001 5954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513963