LTIC File No. 44572

BOOK 11669 PAGE 625

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $90,000.00

Bruce Witt, Co-Executor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF September, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-12-99

THIS INSTRUMENT PREPARED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey A. Black 4201 Idaho Avenue Nashville, TN 37209	Fifth Third Bank Kentucky, Inc. 250 West Main Street Lexington, KY 40507	103-4/80

MAIL ENV.

06379113
MAIL TO REFERENCE
SEP 21 10:18
03CHECK 344.00
09/21/9101

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janice Cox and Bruce Witt, as Co-Executors of the Estate of Alvie Estelle Tayes, deceased (THE "GRANTORS"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Jeffrey A. Black, unmarried (THE "GRANTEE"), GRANTEE'S 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 Lot No. 102 of Block 6, on the Plan of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Plat Book 57, page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alvie E. Tayes a/k/a Alvie Estelle Tayes, by Deed of Record in Book 5917, page 74, Register's Office for Davidson County, Tennessee.

Further being the same property devised to Janice Cox and Bruce Witt as Co-Executors of the Estate of Alvie Estelle Tayes, with power to sell real property, pursuant to said Last Will and Testament of record in Minute Book 435, page 024, Probate No. 98P-1519, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and with approval of said Court by Order entered September 14, 1999.

This is improved property commonly known as 4201 Idaho Avenue, Nashville, Tn 37209.

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

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, his heirs and assigns in fee simple forever. The said GRANTORS do hereby covenant with the said GRANTEE that they are lawfully seized in fee of the aforesaid real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS, this the 20th day of September, 1999.

The Estate of Alvie Estelle Tayes

By: Janice Cox, Co.-Executrix
Janice Cox, Executrix

By: Bruce Witt, Co. Executor
Bruce Witt, Executor

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janice Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of the Estate of Alvie Estelle Tayes, the within named bargainor, and she as such Co-Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of September, 1999.

Notary Public

My Commission Expires: 10-12-99

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Witt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of the Estate of Alvie Estelle Tayes, the within named bargainor, and he as such Co-Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of September, 1999.

Notary Public

My Commission Expires: 10-12-99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 627

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

0637913

REFERENCE

99 SEP 21 AM 10:18

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

09/21/99 01 10:21 0001 0659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518605