WARRANTY DEED

BOOK 11669 PAGE 933

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,893.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF September 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIA EGGERS	SAME	93-13-265
(NAME)	(NAME)	
1012 BERWICK TRAIL		08W-03625
(ADDRESS)	(ADDRESS)	
MADISON TN 37115		
(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, RONNIE BROOKS AND DONNA BROOKS AND DON BURLESON AND KAREN BURLESON, HEIRS AT LAW **OF BETTIE JANE BROOKS AND BRENDA BURLESON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIA EGGERS AND HUSBAND, ROBERT EGGERS AND DANIEL MEVIO

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 Lot No. 1, on the MCCALL HEIRS SUBDIVISION of Lot 14 and others of record in Book 161, page 61, Register's Office for DAVIDSON County, Tennessee, and being more particularly described in part to a survey of E. L. Miller, Jr., dated June 15, 1972, as follows:

BEGINNING at an iron pin in the southerly margin of SIGLER STREET, the Northeast corner of the land herein described; thence leaving said Street, South 09 degrees 19 minutes West 206.8 feet to an iron pin in the northerly margin of Alley No. 423; thence with the same, North 82 degrees 08 minutes West 34.6 feet to an iron pin in the beginning of a curve; thence around said curve, northwesterly 23.94 feet to an iron pin in the easterly margin of 14th Avenue South; thence with the margin of same, North 09 degrees 19 minutes East 167.1 feet to a point in beginning of a curve; thence around said curve, northeasterly 38.69 feet to an iron pin in the southerly margin of Sigler Street; thence with the same, South 82 degrees 01 minutes East 25.6 feet to the point of BEGINNING.

BEING the same property conveyed to BETTIE JANE BROOKS, UNMARRIED, by deed from Ted C. Mooney and George Gianikas, of record in Book 4616, page 458, Register's Office for DAVIDSON County, Tennessee. The said BETTIE JANE BROOKS since died leaving as her Heirs at Law: RONNIE BROOKS, DONNA BROOKS,

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1217 SIGLER STREET, NASHVILLE, TN 37203
(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 our hand s this 20th day of September 19 99

Ronnie Brooks
RONNIE BROOKS

Don Burleson
DON BURLESON

Donna Brooks
DONNA BROOKS

Karen Burleson
KAREN BURLESON

09/20/99 0101 03CHECK 1

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 RONNIE BROOKS AND DONNA BROOKS AND DON BURLESON AND KAREN BURLESON, HEIRS AT LAW **OF BETTIE JANE BROOKS**

the bargainor S, 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 20th day of September 19 99.

Commission expires May 27, 2001

I. DYKE TATUM 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

***** CONTINUATION**

DON BURLESON, KAREN BURLESON, AND BRENDA BURLESON.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

06379983
INDEXING REFERENCE
99 SEP 21 PM 1:35
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 935

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

99 SEP 21 PM 1:35

0637983

INSTRUMENT NUMBER

CAMT 36893.12
CON TX 136.53
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 147.53
CHECK 147.53

09/21/99 01 13:39 0001 0731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518675