0638559

DEED & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

99 SEP 23 AM 8:35

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 41255
Dav. Co. File: Box 8

BOOK 11672 PAGE 161

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jess Keene Slaton 3919 Kimpalong Avenue Nashville, TN 37205	**Mortgage Specialists, LLC** **205 Powell Place** **Brentwood, TN 37027-7525**

TAX MAP-PARCEL NUMBERS: 103-16-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 340000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan S. Bailey, Executrix of the Martha Keene Slaton Estate, with full power to sell, lease, encumber and otherwise convey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jess Keene Slaton, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson county, Tennessee, being Lot No. 15 on the map of Kimpalong Place of record in Plat Book 547, Page(s) 18, Register's Office for said County.

SAID Lot No. 15 fronts 10.0 feet on the southerly margin of Kimpalong Road and extends back between parallel lines 175 feet to a dead line in the rear.

BEING the same property conveyed to Paul E. Slaton and wife, Martha K. Slaton, by deed from Ira Weinstein and wife, Deborah R. Weinstein of record in Book 4361, Page 486, Register's Office for said County. The said Paul E. Slaton and Martha K. Slaton have since divorced and by Quitclaim Deed of record in Book 9664, Page 556, said Register's Office Paul Ernest Slaton, Jr., conveyed his interest to Martha Keene Slaton, the said Paul E. Slaton and Paul Ernest Slaton, Jr., being one and the same person, and the said Martha K. Slaton and Martha Keene Slaton being one and the same person. The said Martha K. Slaton has since died. The Last Will and Testament of Martha K. Slaton of record in Will Book 227, Page 348, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised said property to Susan S. Bailey, as Executrix, with full power to sell, lease, encumber or otherwise convey. Letters Testamentary of record in Minute Book 441, Page 531, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan of record in Plat Book 547, Page 18, said Register's Office.

This is improved property, known as: 3919 Kimpalong Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

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GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 1999.

Susan S Bailey

Susan S. Bailey, Executrix of the Martha Keene Slaton Estate

State of Tennessee
County of Davidson

On this 21st day of September, 1999, before me the undersigned authority, personally appeared **Susan S. Bailey, Executrix of the Martha Keene Slaton Estate**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340000.00

Affiant

Sworn and subscribed before me on the 21st day of September, 1999.

My Commission Expires: 5-2-01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11672 PAGE 163

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

0638559

IDENTIFICATION REFERENCE

99 SEP 23 AM 8:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	340000.00
CON TX	1258.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1269.00
CHECK	1269.00

09/23/99 01 08:38 0001 1349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519288