94060332

Bay 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

James E. Lawson III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF October, 19 99

J Carol Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES E. LAWSON, III (NAME)	SAME (NAME)	91-14-204
6554 Rollins Fork Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 11687 PAGE 716

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FRANCES BIBEE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES E. LAWSON, III AND WIFE, KATHLEEN A. LAWSON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THE PROPERTY HEREIN DESCRIBED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

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

unimproved (X)
This is improved ( ) property, known as 236 Orlando Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) - (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 4th day of October, 19 99.

Frances Bibee
FRANCES BIBEE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named FRANCES BIBEE

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October, 19 99.

My Commission expires:
9/28/2002

J Lynn Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

BOOK 11687 PAGE 717

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared_____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

BOOK 11687 PAGE 718

Land in Davidson County, Tennessee, being Lot No. 10 and the Southerly 15 feet front of Lot No. 9 on the Map of W.A. Hinton's Subdivision of Block Nos. 15 and 29 of the C.C. Vernon Farm as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the easterly margin of Orlando Avenue at a point 50 feet south of the corner of Lot Nos. 8 and 9, being the southwest corner of the property conveyed to D.C. Cope, et ux, by deed from Bethel Goad, et ux, of record in Book 1759, page 279, Register's Office for Davidson County, Tennessee thence with the southerly line of said Cope property eastwardly 289 feet, more or less, to the center of Richland Creek; thence with the meanders of said creek southwardly 80 feet, more or less, to the northerly margin of Lenox Street; thence with said street south 70 degrees West 300 feet to the easterly margin of Orlando Avenue, thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to FRANCES BIBEE by deed from LOIS EMOGENE CONNER PROCTOR ILGNER AND ELVIN CARREAN CONNER SHADOWENS of record in Book 8612, page 448, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement for the flow or Richland Creek.

06424454
REFERENCE
99 OCT -4 PM 1:21
REGISTER
COUNTY, TN.
$471.10 10/04 00 CHECK 196.30

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

0642454

BUSINESS REFERENCE

99 OCT -4 PM 1:21

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11687 PAGE 719

CAMT	49000.00
CON TX	181.30
PRFEE	1.00
UDEED	12.00
CFEE	2.00
TOTAL	196.30
CHECK	196.30

10/04/99 01 13:24 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523360