Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

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99 OCT 21 AM 9:29

0618721

Name and Address of Property Owner:

Francis Ruth Gaddis
839 Summerly Drive
Nashville, TN 37209

Send Tax Bills to:

Francis Ruth Gaddis
839 Summerly Drive
Nashville, TN 37209

Property Address:

201 Bellmore Avenue
Nashville, TN 37209

Map, Parcel #:

103-2-208/08DA46855

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **October, 1999** between **Lyle Brent Owen,** GRANTOR, and **Francis Ruth Gaddis,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

SEE ATTACHED EXHIBIT 'A' FOR PROPERTY LEGAL DESCRIPTION AND CONVEYANCE CLAUSE

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Lyle Brent Owen
Lyle Brent Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lyle Brent Owen**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this the 15th day of October, 1999.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE

RECEIVED

AFFIDAVIT OF VALUE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of October, 1999.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE

EXHIBIT "A"
LEGAL DESCRIPTION
AND CONVEYANCE CLAUSE

A tract of land in the 8th, formerly the 12th Civil District of said County, being the southerly half of the westerly part of Lot No. 7 on the Map of the Subdivision of the John M. Branham Farm, of record in Book 547, Page 14, Register's Office for said County, and described as follows:

Beginning in the westerly line of said farm at the corner of Lots Nos. 7 and 8; thence with the line between said two lots, North 68.5 degrees East 1115.7 feeet; thence North 5.25 degrees West 184.8 feet to a point in the easterly line of said Lot No. 7; thence in a westerly direction 1108.8 feet, more or less, through the center of said lot to a point in the westerly line of said farm; thence with said line, South 5 degrees Ease 225 feet to the beginning, containing 5 acres more or less.

INCLUDED in the above property description, but expressly EXCLUDED is the portion of this property conveyed to Jack Allinder, Jr. and wife, Juanita M. Allinder, by deed of record in Book 3221, Page 175 and being described as follows:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 7 on the Map of the Subdivision of the John M. Branham Farm, as of record in Book 547, Page 14, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, dated March 10, 1961, as follows:

Beginning at a point in the northerly margin of Maudina Street, 225 feet West of the Northwest corner of the intersection of Bellmore Avenue and said Maudina Street; thence South 68 degrees West 890.7 feet to a common corner between Lots Nos. 7 and 8 of said subdivision; thence North 7 degrees West 214 feet; thence North 70 degrees 10 feet East 873 feet to a point; thence south 10 degrees East 177.5 feet to the beginning, and containing 3.865 acres, more or less.

Being part of the same property conveyed to Bessie H. Owen, by deed from M. E. Knight of record in Book 2910, Page 589, Register's Office for said County.

Being the same property conveyed by the Last Will and Testament of Bessie Hunziker Owen ("Testatrix"), of record in Will Book 95, Page 356, Probate Clerk's Office for Davidson County, Tennessee, as follows: Testatrix bequeathed a life estate in the property to Fred C. Owen, and wife, Ruhama "Dessie" H. Owen, (both now deceased), with the remainder to Ernest L. Owen, II as Trustee for his minor children until the youngest thereof reaches age 22. The trust terminated on December 16, 1986, the 22nd birthday of Lyle Brent Owen, the grantor herein and the only child of said Ernest L. Owen, II.

0125 10/21 0101 03CHECK 311.00

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

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06:8721

VALENCE

99 OCT 21 AM 9:29

CAMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 311.00
CHECK 311.00

10/21/99 01 09:32 0001 2125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529923