THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00

Monica A. Holmes
Affiant

Subscribed and sworn to before me, this 27th day of October 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MONICA A. HOLMES 1514 Clayton Avenue Nashville, Tennessee 37212	MONICA A. HOLMES 5202 Idaho Avenue Nashville, TN 37209	MAP 117 8 PARCEL 156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND AND NO 100 ($ 117,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee , the receipt of which is hereby acknowledged, we , EDWIN E. REED, JR. AND WIFE, GLORIA W. REED hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MONICA A. HOLMES, UNMARRIED hereinafter called the Grantee , her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 50.6 feet of Lot No. 203 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 203 fronts 50.0 feet on the northerly side of Clayton Avenue and runs back between parallel lines 140.0 feet to an alley.

BEING the same property conveyed to Edwin E. Reed, Jr. and wife, Gloria W. Reed, by deed from Grace F. Walker, a widow, of record in Book 8036, page 816, Register's Office for Davidson County, Tennessee.

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RECEIVED FOR REFERENCE
99 NOV -1 PM 1:39
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved property known as 1514 Clayton Avenue, Nashville, Tennessee 37212

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

TAX $ 443.90

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of October, 19 99.

Edwin E. Reed Jr.
EDWIN E. REED, JR.

Gloria W. Reed
GLORIA W. REED

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 EDWIN E. REED, JR. AND WIFE, GLORIA W. REED, 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 this 27th day of October, 1999.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11724 PAGE 938

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	PRBFEE	PROBATE FEE

99 NOV -1 PM 1:39

CHAMBERLAIN

062550

CHGT
117000.00
CON TX 432.90
PRBFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 443.90
CHECK 443.90

11/01/99 01 13:40 0001 8172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 153920