18B

BOOK 11743 PAGE 227

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **November, by and between DOYCE RAYMOND and LAVADA RAYMOND, HUSBAND AND WIFE, hereinafter called GRANTORs, and JAMES E. RYE, UNMARRIED, hereinafter called GRANTEE.**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES E. RYE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2007 EASTSIDE AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind HIMSELF, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Doyce Raymond
DOYCE RAYMOND, Signature of Seller

Lavada Violet Raymond
LAVADA RAYMOND

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

1400 11/15 0101 03CHECK 126.00

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
15 NOV 95 2:15

0657467

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DOYCE RAYMOND and LAVADA RAYMOND, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of November, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JAMES E. RYE, UNMARRIED

2007 EASTSIDE AVENUE
NASHVILLE, TN 37206

Property Address:

2007 EASTSIDE AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 94-2, PARCEL 216

AFFIDAVIT OF VALUE

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 **$30,000.00** 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

Sworn to and subscribed before me, a Notary Public, this **5th** day of **November, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the southerly 165 feet of Lot No. 18 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the northerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to DOYCE RAYMOND and LAVADA RAYMOND, HUSBAND AND WIFE, by Deed from ALBERT E. AND LESSIE G. PEDIGO, of record in Book 4159, page 267, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 94-2, PARCEL 216, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 339.2).

2. All matters as set forth on the Plan of record in Plat Book 161, page 18, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters appearing of record in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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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

99 NOV 15 PM 2:1

0657467 REFERENCE

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CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	126.00
CHECK	126.00

11/15/99 01 14:16 0001 1400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539080