RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38419 FILE BOX "7"

BOOK 11744 PAGE 482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **42,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BIRDIE MERCER **2529 Allenwood Drive** **Nashville, Tennessee 37207**	**S A M E**	**60-16-153** **12DZ 2610**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, PRISCILLA KAY EIDSON, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIRDIE MERCER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Joywood heights, Section III, not of record, and described according to a plan made by W. W. Turner Company, Engineer, march 14, 1947, as follows:

BEGINNING on the easterly margin of Jones Avenue at the common corner of Lots 4 and 5; said point being 277 feet North of a point at the beginning of a curve at the intersection of said Jones Avenue and a 50-foot unnamed Street shown on said Plan; thence with the line between said Lots 4 and 5, South 81 deg. 31 min. East 606.2 feet to a point in the westerly line of the Frank Alley property; thence with Alley's line North 2 deg. 15 min. East 168.5 feet to the common rear corner of Lots 5 and 6; thence with the line between said Lots North 83 deg. 15 min. West 591 feet to the easterly margin of Jones Avenue; thence with the margin of said Avenue southerly 150 feet to the beginning.

BEING the same property conveyed to Patricia Bardin and daughter, Priscilla Kay Eidson by deed from Hazel Bob Pearson of record in Book 7291, page 647, Register's Office for Davidson County, Tennessee and of record in Book 6880, page 427, said Register's Office. The said Patricia Bardin has since died; without a Will, leaving as her heirs at law her three children: Priscilla Kay Eidson, Unmarried, Mikel Eidson, Unmarried, and Lutcher Eidson, Unmarried. The said Mikel Eidson and Lutcher Eidson quitclaimed their interest to Priscilla Kay Eidson by deeds of record in Book 11744, page 478 and Book 11744, page 480, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **2801 Jones Avenue, Nashville, Tennessee 37207**
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, and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 MY HAND THIS 11TH DAY OF NOVEMBER, 1999.

Priscilla K Eidson

PRISCILLA KAY EIDSON a/k/a PRISCILLA K. EIDSON

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 **PRISCILLA KAY EIDSON a/k/a PRISCILLA K. EIDSON**

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed said instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 1999.

NOTARY PUBLIC AT LARGE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/26/02

My Commission Expires May 26, 2002

06578825
[illegible] REFERENCE
99 NOV 16 PM 12:54
[illegible]
1784 11/16 0101 03CHECK 168.25

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

BOOK 11744 PAGE 484

0657825

REFERENCE

99 NOV 16 PM 12:54

TAX

CAMT	42500.00
CON TX	157.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	168.25
CHECK	168.25

11/16/99 01 12:55 0001 1784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539455