This instrument prepared by
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 11757 PAGE 832

NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Jerry L. Kilgore 826 Benton Avenue Nashville, TN 37204	Bank of America Mortgage 2059 Northlake Parkway Tucker, GA 30084	105-9-436

99 NOV 29 AM 8:21

0661206

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Edwina Frances Black, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jerry L. Kilgore, married,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 56 on the Map of Waverly Place as of record in Book 57, page 95, Register's Office for said County, as follows:
>
> Beginning at a point in the north margin of Benton Avenue (formerly Harewood Avenue) 105.4 feet, more or less, east of the easterly margin of Elliott Avenue (formerly Kirkman Avenue); thence, northerly 97 feet more or less, to the south line of the property conveyed to Lillie by deed at Book 876, page 76, said Register's Office, said point being 135.6 feet, more or less, east of the east margin of said Elliott Avenue, thence along Lillie's south line easterly 55 feet to a point; thence, southerly 97 feet, more or less, to the north margin of Benton Avenue; thence with the margin of same 55 feet to the point of beginning.
>
> Being the same property conveyed to Edwina Frances Black by deed from John Edd Jordan of record in Book 9932, page 830, Register's Office of Davidson County, Tennessee

Subject to the following restrictions and conditions:

1. 1999 taxes are a lien, now due and payable. Said taxes being collected at closing.
2. All matters on the Plan of record in Plat Book 57, page 95, said Register's Office.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Subject to notes on the Plan of record.

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, his heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 826 Benton Avenue, Nashville, TN 37204.

172.00

WITNESS MY HAND THIS 24TH DAY OF NOVEMBER, 1999 IN FRANKLIN, TENNESSEE.

Edwina Frances Black
EDWINA FRANCES BLACK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary for said State and County, **Edwina Frances Black,** the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of November, 1999 in Franklin, TN.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $43,750.00

Jerry Kilgore
AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of November, 1999, in Franklin, Tennessee

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires 1-2-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0661206

CROSS REFERENCE

99 NOV 29 AM 8:21

CHARGE 43750.00
CO TX 161.88
CFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 172.88
CHECK 172.88
11-29-99 01 08:33 0001 5377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543003