BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 1999 Notary Public MY COMMISSION EXPIRES OCTOBER 28, 2003 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE LEE A. COHEN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MELBA L. SHEW	SAME	90-8 38
(NAME) 637 ANNEX AVENUE	(NAME)	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, H. C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELBA L. SHEW, 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:

Land in Davidson County, Tennessee, being the northeasterly one-fourth of Lot No. 46 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County.

Said part of Lot No. 46 fronts 100 feet on the westerly side of Annex Avenue and runs back between parallel lines from the center of said Avenue 200 feet, more or less, to the center of an alley.

Being the same property conveyed to H. C. Duke by Successor Trustee's Deed from Richard R. Hedgepath, of record in Book 10049, page 525, Register's Office for said County.

Also included in this sale is a Mobile Home bearing VIN #TNFLK26A23108RF2462B.

This conveyance is subject to easements of record in Book 1133, page 8, Book 1136, page 1, Book 1298, page 651, and any other easements, restrictions and conditions of record which may affect said property.

1999 Property Taxes will be paid by the Grantor herein.

Unimproved ( )
This is improved(X) property, known as 637 ANNEX AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 23rd day of **NOVEMBER, 1999.**

H. C. Duke

H. C. DUKE

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 **H. C. DUKE**, the bargainor(s), 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 23rd day of November, 1999.

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen

Notary Public

99 NOV 29 PM 1:07
JILL GRAY REGISTER
DAVIDSON COUNTY, TN.
066415
MAIL REFERENCE
BOOK 11758 0001 03CHTCK 122.00

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

0661415

REFERENCE

99 NOV 29 PM 1:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11758 PAGE 667

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

11-29-99 01 13:07 0001 5604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543227