[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **30th** day of **November, 1999** between **Edward L. Allen and Timothy W. Walker, .,** GRANTOR, and **Christopher Koster and Christy Koster, Husband and wife** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Edgefield Land Co.'s First Subdivision of record in Book 57, page 130, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the southerly margin of Shelby Avenue and extends back between parallel lines a distance of 150 feet to an alley in the rear.

Being the same property conveyed to Edward L. Allen and Timothy N. Walker by Warranty Deed from Allen H. Quimby and wife, Martha J. Quimby of record in Book 7379, page 417, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee.

Improved property known as 1610 Shelby Avenue, Nashville, Tennessee 37206.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **November, 1999.**

Edward L. Allen
Edward L. Allen

Timothy W Walker by Louise Allen as Atty in fact
Timothy W. Walker

7139 12/01 0101 03CHECK 207.47

99 DEC -1 PM 3:06

DAVIDSON COUNTY, TN.

0662823

County of Davidson

State of Tennessee

On the 30th day of November, 1999, before me personally appeared Louise Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tim Walker, as his/her attorney in fact and acknowledged that Louise Allen executed the same as the free act and deed of the said Tim Walker. Said Power of Attorney being recorded in Book 11764, page 378, Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Allen, Timothy W. Walker and ~~XXXXXXXXXXXXXXX~~, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of November, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $53100

Affiant

Subscribed and sworn before me this 30th day of November, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Christopher Koster
1610 Shelby Avenue
Nashville, Tennessee 37206

Send Tax Bills to:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, Tennessee

Map & Parcel Number:
Map 83-13 Parcel 517

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

0662823

REFERENCE

99 DEC -1 PM 3:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11764 PAGE 381

CAMT	53100.00
CON TX	196.47
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	207.47
CHECK	207.47

12/01/99 01 15:07 0001 7139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544741