| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] 26B |
|---|---|---|
| Michael G. Lindseth, Jr. | | |
| and wife, Amanda R.Lindseth | New Owners | MAP:104-15-0 |
| 2713 Woodlawn Avenue | | |
| Nashville, TN 37205 | | PARCEL:411.00 |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9890 ]

Instr:200002080012865 Page: 1 OF 2
REC'D FOR REC 02/08/2000 11:02:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $640.10

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Michael G. Lindseth and wife, Florence R. Lindseth (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Michael G. Lindseth, Jr. and wife, Amanda R. Lindseth (The "Grantees") their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**LAND IN DAV1DSON COUNTY, TENNESSEE, BEING LOT NO. 8 AND THE WESTERLY 6-1/4 FEET OF LOT NO. 7 ON THE MAP SHOWING THE SUBDIVISION OF LOTS..NOS. 12, 13, 14, AND 15 OF BELAIR. OF RECORD IN BOOK 547, PAGE 96, REGISTER'S' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 8 AND THE WESTERLY 6-1/4 FEET OF LOT NO. 7 FRONT 62-1/2 FEET ON THE SOUTHERLY SIDE OF BELAIR AVENUE, NOW KNOWN AS WOODLAWN AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE EASTERLY MARGIN OF 28TH AVENUE, 200 FEET TO A DEAD LINE.**

**BEING THE SAME PROPERTY CONVEYED TO MICHAEL G. LINDSETH AND WIFE, FLORENCE R. LINDSETH, BY DEED FROM FRANKIE A. KING, EXECUTRIX OF THE ESTATE OF GLADYS M. TREBING, OF RECORD IN BOOK 8862, PACE 953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 547, page 96, said Register's Office for said County.**

This is improved property known as **2713 Woodlawn Avenue, Nashville Tennessee 37205.**

[STATE OF TENNESSEE) ]
[COUNTY OF DAVIDSON ]
[ ]
[The actual consideration or value, whichever is greater for this ]
[transfer is $173,000.00 ]
[ ]
[ Affiant ]
[Subscribed and sworn to before me this ]
[ 2nd day of February, 2000. ]
[ ]
[ Notary Public ]
[ ]
[My Commission Expires: 1-25-2003 ]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of February, 2000..

**Michael G. Lindseth**

**Florence R. Lindseth**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this **2nd** day of **February,** 2000, before me personally appeared Michael G. Lindseth and wife, Florence R. Lindseth, to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed

**WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2000.**

My Commission Expires 1-25-2003

NOTARY PUBLIC