Instr:200002220017403 Page: 1 OF 2
REC'D FOR REC 02/22/2000 3:46:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $216.45

BoP 40 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Ronald B Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 7/28/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 28, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B. Webb (NAME)	New Owner (NAME)	MAP 71-3
520 Ewing Drive (ADDRESS)	(ADDRESS)	PARCEL 140
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Danny L. Talley and wife, Sylvia E. Talley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald B. Webb and wife, Anna Marie Webb

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 the east 60 feet of Lot No. 132 on the Plan of J. B. Haynies Oriental Plan of Lots, as of record in Plat Book 161, pages 26 and 27, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of said lot fronts 60 feet on the north side of Queen Street and runs back between parallel lines along the west margin of Sultana Street, 140 feet to an alley in the rear.

Being the same property conveyed to Danny L. Talley and wife, Sylvia E. Talley, by deed from Nellie Sue Burks, a widow, of record in Book 5176, page 901, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 219 Queen Avenue, Nashville, TN 37207
(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 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 our hand s this 21st day of February, 2000

Danny L Talley
Danny L. Talley

Sylvia E. Talley
Sylvia E. Talley

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 Danny L. Talley and wife, Sylvia E. Talley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of [illegible]ce, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and of[illegible] at Nashville Tennessee, this 21st day of [illegible].

Commission expires 7/26/2003

[illegible] Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

My Commission Expires July 26, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public