WARRANTY DEED

Instr:200003070023259 Page: 1 OF 2
REC'D FOR REC 03/07/2000 2:01:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 19 00

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MANASSES MOTA	SAME	93-13-265
(NAME)	(NAME)	
1217 SIGLER STREET		08W-03625
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203		
(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, JULIA EGGERS AND HUSBAND, ROBERT EGGERS AND DANIEL MEVIO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MANASSES MOTA

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 Lot No. 1, on the MCCALL HEIRS SUBDIVISION of Lot 14 and others of record in Book 161, page 61, Register's Office for DAVIDSON County, Tennessee, and being more particularly described in part to a survey of E. L. Miller, Jr., dated June 15, 1972, as follows:

BEGINNING at an iron pin in the southerly margin of SIGLER STREET, the Northeast corner of the land herein described; thence leaving said Street, South 09 degrees 19 minutes West 206.8 feet to an iron pin in the northerly margin of Alley No. 423; thence with the same, North 82 degrees 08 minutes West 34.6 feet to an iron pin in the beginning of a curve; thence around said curve, northwesterly 23.94 feet to an iron pin in the easterly margin of 14th Avenue South; thence with the margin of same, North 09 degrees 19 minutes East 167.1 feet to a point in beginning of a curve; thence around said curve, northeasterly 38.69 feet to an iron pin in the southerly margin of Sigler Street; thence with the same, South 82 degrees 01 minutes East 25.6 feet to the point of BEGINNING.

BEING the same property conveyed to JULIA EGGERS AND HUSBAND, ROBERT EGGERS AND DANIEL MEVIO, by deed from Ronnie Brooks and Donna Brooks and Don Burleson and Karen Burleson and Brenda Burleson, Heirs at Law of Bettie Jane Brooks,

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unimproved ( )
This is improved (X) property, known as 1217 SIGLER STREET, NASHVILLE, TN 37203
(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 3rd day of March, 19 00

Julia Eggers
JULIA EGGERS

Daniel Mevio
DANIEL MEVIO

Robert Eggers
ROBERT EGGERS

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 JULIA EGGERS AND HUSBAND, ROBERT EGGERS AND DANIEL MEVIO

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 3rd day of March 19 00.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

*** CONTINUATION

of record in Book 11669, page 933, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD