Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $58,500.00

Affiant

Subscribed and sworn to before me this 21st day of March, 2000.

My commission expires: July 26, 2003

Notary Public

G.B. VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Instr:200003240030197 Page: 1 OF 2
REC'D FOR REC 03/24/2000 3:16:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $216.45

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
1127 GRANADA AVENUE, NASHVILLE, TN 37206	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 033-01-0/365.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

SUSAN GARRABRANT AND THOMAS GARRABRANT, AS TENANTS IN COMMON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ERNESTINE D. DAVIS, A SINGLE WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 29 ON THE MAP OF J.B. HANCOCK'S EAST END ADDITION, AS OF RECORD IN BOOK 57, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUSAN GARRABRANT AND THOMAS GARRABRANT, AS TENANTS IN COMMON, BY WARRANTY DEED FROM RONALD A. GILLASPIE AND WIFE, BRENDA B. GILLASPIE, DATED JUNE 7, 1995, AND RECORDED JUNE 29, 1995 IN BOOK 9715, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1127 GRANADA AVENUE, NASHVILLE, TN 37206

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of March, 2000.

Susan Garrabrant

Thomas Garrabrant

_____

_____

State of Tennessee
County of Davidson

On this 21st day of March, 2000, before me personally appeared Susan Garrabrant and Thomas Garrabrant to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be thier free act and deed.

Witness my hand and official seal

My Commission expires:

_____

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
July 26, 2003

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.