Instr:200005050045619 Page: 1 OF 2
REC'D FOR REC 05/05/2000 1:25:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Kimberly A. Avant	New Owner	
1512 24th Avenue North		MAP:81-14
Nashville, TN 37208	SAME	PARCEL: 142

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-03-9998]

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, Fred D. Bryan, Trustee of the Ella Petway Bullard Land Trust For the Benefit of George N. Bullard, Jr., (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Kimberly A. Avant, unmarried, (The "Grantee"), her 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 Davidson County, Tennessee, being Lot No. 62 on the revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the East side of 24th Avenue North and runs back 75 feet on the North line and 125.1 feet on the South line, to a dead line in the rear on which it measures 71.4 feet.

Being the same property conveyed to Fred D. Bryan, Trustee of the Ella Petway Bullard Land Trust For the Benefit of George N. Bullard, Jr., by Warranty Deed from Nancy R. Ledet, of record in Book 9952, page 984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 2331, page 114, shows an owners certificate, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants of record in Book 2499, page 171, Register's Office for Davidson County, Tennessee.**

This is improved property known as **1512 24th Avenue North, Nashville Tennessee 37208.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $65,000.00.
[
[
[Subscribed and sworn to before me this
[14th day of April, 2000.
[
[
[My Commission Expires: 1-25-2003

Kimberly A. Avant
Affiant

Notary Public

KATHLEEN DONAHO 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 Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of April, 2000.

Fred D. Bryan,
Trustee of the Ella Petway Bullard
Land Trust For the Benefit
of George N. Bullard, Jr.,

By: Fred D. Bryan
Fred D. Bryan
By George N. Bullard, his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of April, 2000, before me personally appeared George N. Bullard, Jr., to me known to be the person who executed the foregoing instrument on behalf of Fred D. Bryan who acknowledged that he executed the same as the free act and deed of the said Fred D. Bryan.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2000.

Amy D. Jones
NOTARY PUBLIC

My Commission Expires: 11/29/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003