THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17229**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Treg Warner 4407 Hunt Place Nashville, Tennessee 37215	NEW OWNER	MAP 104-12 PAR 258 AND 259 FB 24W 1885 & 1890

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BARBARA L. WILLIAMS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TREG WARNER, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2008-2010 18th Avenue, South, Nashville, Tennessee 37212.

Subject property is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of MAY, 2000.

Barbara L. Williams
BARBARA L. WILLIAMS

Instr:200006010054635 Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:29:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BARBARA L. WILLIAMS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of MAY, 2000.

Connie J Duett
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
AUGUST 5, 2001

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 27 and the northerly 10 feet of Lot No. 26 on the Map of Lenox Place as of record in Plat Book 161, page 171, Register's Office for said County.

Said Lot No. 27 and the northerly part of Lot No. 26 front together 50 feet on the easterly side of 18th Avenue, South, formerly Baxter Aveneu, and run back between parallel line, 140 feet to an alley.

Being the same property conveyed to Oliver A. Beckwith by deed from Samuel L. Jenkins and wife, Thelma R. Jenkins of record in Book 1636, page 109, said Register's Office. Oliver A. Beckwith has since conveyed a 1/2 undivided interest in said property to Paul J. Longerier and wife, Christine Longerier by deed of record in Book 1908, page 12, Register's Office for Davidson County, Tennessee. Paul J. Longerier has since died. Christine Longerier has subsequently died and devised her 1/2 undivided interest in said property to Barbara L. Williams by Will of record in Will Book 158, page 425, Probate Court for Davidson County, Tennessee. Oliver A. Beckwith has also died. Ruth Taylor, Emily Houser, Thelma Bland and Ted Beckwith, Sr., heirs-at-law of Oliver A. Beckwith have conveyed their undivided interest in said property to Barbara L. Williams by deed of record in Book 7912, page 135, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being the southern part of Lot No. 26 on the Plan of Lenox Place, as recorded in Book 161, page 171, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the eastern margin of Baxter Avenue (now 18th Avenue South) at its intersection with the northern margin of Carmack Street and running thence along the eastern margin of Baxter Avenue 40 feet to a point; thence, at right angles eastwardly and parallel with the said Carmack Street 140 feet to an alley; thence, at right angles southwardly and along the western margin of said alley 40 feet to the northern margin of Carmack Street; thence, at right angles westwardly along the northern margin of Carmack Street 140 feet to an alley.

Being the same property conveyed to Christine A. Longcrier by deed from Oscar Mason and wife, Dorothy E. Mason of record in Book 6245, page 929, said Register's Office. Christine A. Longcrier has since died and devised said property to Barbara L. Williams by Will of record in Will Book 158, page 425, Probate Court for Davidson County, Tennessee.

This conveyance is subject to 2000 Taxes, which have been prorated and assumed by the Grantee.