PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41721
Dav. Co. File: Box 8

Instr:20000613000059124 Page: 1 OF 2
REC'D FOR REC 06/13/2000 2:27:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $704.85

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Caferro Megan Weiler 2613 Essex Place Nashville, TN 37212	Suntrust Bank 201 Fourth Ave. N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104-11-269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 190,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Nye, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Caferro and spouse, Megan Weiler,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, Register's Office for said County.

Said Lot No. 123 fronts 60 feet on the southerly margin of Essex Avenue and extends back between parallel lines 165 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to William R. Nye by deed from Grace M. Bramlett and Donna Weimerskirch, both single persons of record in Book 8998, Page 535, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters shown on The Plan of record in Plat Book 421, Page 7, said Register's Office.

This is improved property, known as: 2613 Essex Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2000.

William R. Nye

William R. Nye

State of Tennessee
County of Davidson

On this 12th day of June, 2000, before me the undersigned authority, personally appeared **William R. Nye,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190,500.00

William C...

Affiant

Sworn and subscribed before me on the 12th day of June, 2000.

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public