WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

William H Posey 6/2/2000
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF June , 2000

Marshall T. Hix
Notary Public

MY COMMISSION EXPIRES: November 23, 2001
(AFFIX SEAL)

Instr:200006140059487 Page: 1 OF 2
REC'D FOR REC 06/14/2000 2:17:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $92.50

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Dennen, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Williams H. Posey	New Owner	MAP 105-04-0
(NAME)	(NAME)	
1253 1st Avenue South		PARCEL 182.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, Eula Marie Brooks, as sole and Devisee at law of Beverly Ridley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Williams H. Posey and wife, Susie J. Posey

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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows: to-wit:

Being Lot No. 21 on the Map of the Resubdivision of the D. F. Wilkin Property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the southwesterly side of First Avenue South, formerly Maple Street, and runs back between parallel lines 183 1/2 feet to an alley.

Being the same property conveyed to Beverly Ridley by Quitclaim Deed dated August 26, 1999 from Mt. Gilead Baptist Church of record in Book 11645, page 506, Register's Office for Davidson County, Tennessee. Said Beverly Ridley now deceased, the property vested in Eula Marie Brooks as sole heir at law of Beverly Ridley under that certain Last Will and Testament dated April 8, 1999.

This Conveyance Subject to:

Restrictive covenants contained in an instrument of record in Plat Book 412, page 148, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1253 1st Avenue South, Nashville, TN 37210
(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 2nd day of June , 2000

Eula Marie Brooks
Eula Marie Brooks, as sole

Devisee at law of Beverly Ridley

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 Eula Marie Brooks, as sole and Devisee at law of Beverly Ridley

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 2nd day of June, 2000.

Commission expires November 23, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within 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 _____.

My commission expires _____

Notary Public