BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,900.00

Theresa Doyle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: January 31, 2004 4/22/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Instr:200008070078213 Page: 1 OF 2
REC'D FOR REC 08/07/2000 1:16:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $706.33

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Doyle	SAME	117-4/172.00
(NAME)	(NAME)	
2712 Oakland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Samuel Rick Barr, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa Doyle

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:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 36 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, as follows:

Beginning on the easterly margin of Oakland Avenue at a point 10 feet south of the corner of Lot Nos. 36 and 37; thence eastwardly 170 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 78 feet to the northerly margin of Wildwood or Paris Avenue; thence with the northerly margin of said Avenue, westwardly 159.7 feet to the beginning of a curve; thence around said curve, 15.9 feet, more or less, to the easterly margin of Oakland Avenue; thence with the easterly margin of said Avenue, northwardly 67.7 feet to the beginning.

Being the same property devised to Samuel Rick Barr, by Will of Robert Richardson, deceased, of record in Will Book 180, page 45, in the Probate Court for Davidson County, Tennessee, and by affidavit of inheritance (Real Estate) of record in Book 8962, page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

And I, Scottie Brauer, wife of Samuel Rick Barr, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 2712 Oakland Avenue, Nashville, TN 37212
(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 my/our hand s this 4th day of August, 2000

Samuel Rick Barr
Samuel Rick Barr

Scottie Brauer
Scottie Brauer

TATE OF TENNESSEE
OUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Rick Barr and Scottie Brauer

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 4th day of August, 2000.

Commission expires January 31, 2004

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