BK 14-B

Davidson County DEEDWARR
Recvd: 12/04/00 14:22 3pgs
Fees:15.00 Taxes:81.40
20001204-0118927

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Stephen Petty 606 Hume Street Nashville, TN 37208	SAME	Map 81-12 Parcel 359

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elsie M. Trail, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Stephen Petty, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Being the westerly one/half of Lot No. 25 on the Map of D. T. McGavock's Homestead Addition, as of record in Book 57, Page 9, Register's Office Davidson County, Tennessee. Said part of said lot fronts 25 feet on the northerly side of Hume Street and runs back between parallel lines, 140 feet to an alley.
>
> Being the same property conveyed to Elsie M. Trail by executrix's quitclaim deed from Elsie M. Trail, Executrix of the Estate of Nancy Louise Hunter, of record in Instrument No. 20001101-0108214, said Register's Office.
>
> This is improved property known as 604 ½ Hume Street, Nashville, TN 37208.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

> 1. The 2000 Davidson County property taxes, which are unpaid, due and owing, and which have been pro rated between the parties.
>
> 2. All matters on the Map of D. T. McGavock's Homestead Addition, of record in Book 57, Page 9, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to

the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

William R. Trail, husband of Elsie M. Trail, joins in this conveyance to transfer and convey any marital right, title or interest which he may have in or to the above-referenced property.

Whenever 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 hands this 4th day of December, 2000.

Elsie M. Trail
ELSIE M. TRAIL

Wm Roy Trail
WILLIAM R. TRAIL

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Elsie M. Trail and husband, William R. Trail, the within named bargainors, 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 seal, at office in Nashville, Tennessee, this the 4th day of December, 2000.

Notary Public

My Commission Expires:
Oct 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,000.00.

Affiant

Sworn to and subscribed before me this 4th day of December, 2000.

Notary Public

My Commission Expires:
Oct. 25, 2003

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