STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Affiant

Subscribed and sworn to before me, this 24TH day of AUGUST, 2001.

My commission expires:

Notary Public

RALPHINE C. SUMMERS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE My Commission Expires Aug. 29, 2001

Davidson County DEEDWARR
Recvd: 01/25/01 13:51 2pgs
Fees:11.00 Taxes:147.63
20010125-0007659

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By:
	TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
1614 16TH AVE NORTH NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 81/11/364

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ELLA MAE WALLACE, A SINGLE WOMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ANTONIO TATE, A SINGLE PERSON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY FIFTY FEET OF LOT NO. 303 IN MCGAVOCK WETMORE AND OTHERS 2ND ADDITION, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ELLA MAE WALLACE, BY QUIT CLAIM DEED FROM EDNA HOLT, DATED SEPTEMBER 18, 1990, AND RECORDED SEPTEMBER 28, 1990 IN BOOK 8205, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
AND ALSO CONVEYED TO ELLA MAE WALLACE AND LIZZIE BELL HOLDEN BY AFFIDAVITS OF HEIRSHIPS RECORDED SIMULTANEOUSLY HEREWITH. LIZZIE BELL HOLDEN BEING DECEASED ON JUNE 6, 1982 IN COOK COUNTY, TENNESSEE AND MARTHA HOLDEN BEING DECEASED ON AUGUST 12, 1976 IN DAVIDSON COUNTY, TENNESSEE.

Property Address: 1614 16TH AVE NORTH, NASHVILLE, TN

This conveyance is made subject to:

1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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

WITNESS my hand this 24TH day of AUGUST, 2000.

WITNESS- LINDA MCCLURE

ELLA MAE WALLACE BY HER POA ROBERT L. SUMMERS

State of Tennessee
County of DAVIDSON

On this 24TH day of AUGUST, 2000, before me personally appeared ELLA MAE WALLACE BY HER POA ROBERT L. SUMMERS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be HIS free act and deed.

Witness my hand and official seal.
My Commission expires:

ALPHINE C. SUMMERS NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE My Commission Expires Aug. 29, 2001

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.