03

Realty Title 98-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Leah J. Nicholls
Affiant

Subscribed and sworn to before me, this 19th day of November, 2001.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 11/27/01 14:04 2pgs
Fees:13.00 Taxes:199.80

20011127-0129266

Address of New Owner:	Send Tax Bills to:	Tax Information
Leah J. Nicholls	SunTrust Bank	094-01-0 404.00
612 South 16th Street	201 Fourth Avenue North, 7th Floor	
Nashville, TN 37206	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Albert D. Briggs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leah J. Nicholls, hereinafter called the Grantees, their successors 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 Lot No. 95-B on the Plan of Resubdivision of Lot 95 Shelby Village No. II, of record in Book 3106, Page 7, said Register's Office, described as follows:

Beginning at a point in the West margin of South 16th Street at the concrete monument at the common corner of Lot No. 79, Shelby Village No. II, of record in Book 1835, Page 48, said Register's Office, and Lot No. 95-B as above shown; thence along the line of said lots, West 75.0 feet to a concrete monument at the corner of Lot No. 95-B and Lot No. 94; thence with the line between said lots, in a northwesterly direction 46.0 feet to the corner of Lots 95-A and 95-B on the Revised Plan; thence with the line between said lots, northerly 111.6 feet to a point in the line of Lot No. 96 of Shelby Village No. II, of record in Book 1835, Page 48; thence with the line between said lots, easterly 53.90 feet to the West margin of South 16th Street; thence with said Street, South 121.0 feet to the point of beginning.

Being the same property conveyed to Albert D. Briggs, unmarried, by deed from Mabel Ruth Bennett, of record in Book 8358, Page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 South 16th Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of November, 2001.

Albert D. Briggs

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Albert D. Briggs, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Memphis, TN, this 19th day of November, 2001.

Notary Public

My Commission expires: Mon. Nov 29th 2004

LORI F. COLETTA
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN

MY COMMISSION EXPIRES
Nov 29th 2004 (Mon)

SENT BY: REALTY TITLE GH ; 6153831390; NOV-19-01 3:20PM; PAGE 7/15