WARRANTY DEED

Re-record to add Alice Steele as a grantor.

Davidson County DEEDWARR
Recvd: 02/15/02 13:56 2pgs
Fees:12.00 Taxes:0.00

20020215-0020371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery R. Frankenstein (NAME)	Columbia National, Incorporated (NAME)	MAP 103-3
4902 Idaho Avenue (ADDRESS)	P. O. Box 905 (ADDRESS)	PARCEL 126
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Columbia, Maryland 21044-0905 (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, Oscar Barry Steele and Wynona Steele Ragland and Yvonne Steele Wolf and Audrey Steele Austin and Alice Steele

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery R. Frankenstein, unmarried

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 Lot No. 803 of Block 37 on the Plan of Charlotte Park Co. First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Horace Steele 20%, Wynona Steele Ragland 20%, Yvonne Steele Wolf 20%, Audrey Steele Austin 20% and Oscar Barry Steele 20% by Quitclaim Deed from Willie Irene Steele of record in Book 8583, page 451, said Register's Office. Robert Horace Steele has since died. Janice Crowe, Gail Sledge (formerly known as Gail Baird) and Connie Clark conveyed their interest in said property to Alice Steele by Quitclaim Deed of record in Book 11736, page 418, said Register's Office. Alice Steele is the heir of Robert Horace Steele by Affidavit of Heirship of record in Book 11736, page 420, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.

Wynona Steele Ragland is one and the same person as Wynona S. Ragland.
Audrey Steele Austin is one and the same person as Audrey Austin.

unimproved ( )
This is improved (X) property, known as 4902 Idaho Avenue, Nashville, Tennessee 37209
(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 8th day of November, 1999

Oscar Barry Steele
Oscar Barry Steele

Yvonne Steele Wolf
Yvonne Steele Wolf

Wynona Steele Ragland by Oscar Steele, Attorney in Fact
Wynona Steele Ragland

Audrey Steele Austin by Oscar Steele, Attorney in Fact
Audrey Steele Austin

Alice Steele
Alice Steele

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
FEB 15 '02 01:01 PM
362.50

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 OSCAR BARRY STEELE, YVONNE STEELE WOLF AND ALICE STEELE

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 8th day of November 1999.

Commission expires

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 1999, before me personally appeared Oscar Steele, to me known to be the person who executed the foregoing instrument on behalf of Wynona Steele Ragland and Audrey Steele Austin and acknowledged that he executed the same as the free act and deed of Wynona Steele Ragland and Audrey Steele Austin.

Witness my hand and seal this 8th day of November, 1999.

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MAIL ENV.

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