This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9969 PG 157

ADDRESS NEW OWNER:
Melonee E. Williams
5735 Brentwood Meadows Circle
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 161-9
GROUP
PARCEL 132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William Kent McGary, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Melonee E. Williams, an unmarried person, hereinafter called the Grantee, her 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. 38-B on the Plan of Zone Lot Division, Lot 38, Section Two, Brentwood Meadows, of record in Plat Book 6250, page 685, an amendment to Plat Book 5200, page 782, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete dscription.
>
> Being the same property conveyed to William Kent McGary, by deed from Lisa G. Robertson, of record in Book 8445, page 476, Register's Office for Davidson County, Tennessee.

This is improved property known as 5735 Brentwood Meadows Circle, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 6291, page 292, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. The Plan of record in Book 5200, page 782, as amended in Book 6250, page 685, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Brentwood Meadows Circle, and a 10-foot easement for public utility and drainage purposes along the northerly and westerly line of said lot, and an 8" sewer line along the northerly

line of said lot.

4. Notes and restrictions as shown on the plan including a reference to a joint driveway.
5. Easement and right of way for electric power transmission lines of record in Book 1163, page 96, and Book 2448, page 622, Register's Office, Davidson County, Tennessee.
6. Rights of others in and to party walls.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melonee E. Williams, an unmaried person, her heirs and assigns, forever; and I, William Kent McGary, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of February, 1996.

William Kent McGary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5040 03/05 0101 03CHECK 273.92

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Kent McGary, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,600.00.

Melonee E. Williams
AFFIANT

Subscribed and sworn to before me this 29th day of February, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

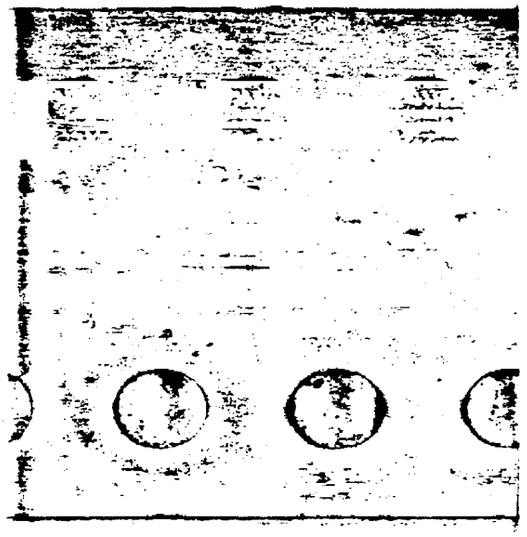
NOTARY PUBLIC

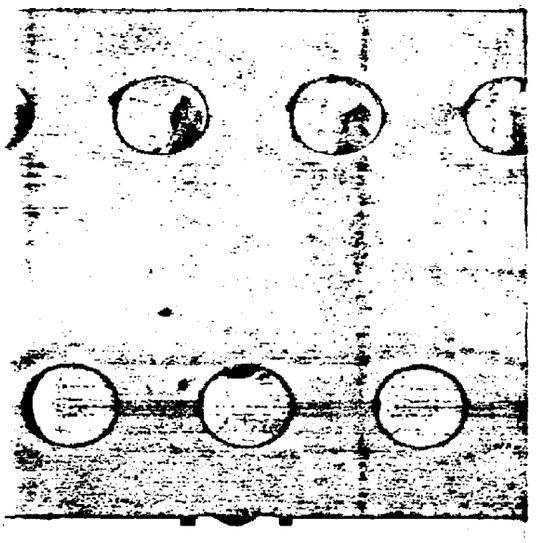
My Commission Expires: Nov 29, 1996

96 MAR -5 PM 2:28
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0156989





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9969 PG 159

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	71600.00
CON TX	264.92
PRFEE	1.00
WDEED	8.00
TOTAL	273.92
CHECK	273.92

03/05/96 01 14:30 0001 3040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156989
IDENTIF. ↑ REFERENCE

96 MAR -5 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013156