WARRANTY DEED

BOOK 10345 PG 150

File No: 00281960

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steven W. Jinnette	SouthTrust Mortgage	Map 132-2
[NAME]	[NAME]	
4025 Overbrook Drive	P.O. Box 532060	Parcel 29
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37204	Birmingham, AL 35253	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Willie Garland Stephens, Executor of the Estate of Willie Baker Tanner

have this day bargained and sold, and do hereby transfer and convey unto the said Steven W. Jinnette and wife, Jennifer Paige Jinnette

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee }
COUNTY OF Williamson }

The actual consideration or value which ever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me, this the 7TH day of FEBRUARY, 19 97

Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 4025 Overbrook Drive, Nashville, TN 37204
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 7TH day of FEBRUARY, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie Garland Stephens Executor

Willie Garland Stephens, Executor

STATE OF Tennessee
COUNTY OF Williamson

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Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Willie Garland Stephens, Executor

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 7TH day of FEBRUARY, 19 97.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE
WILSON CO.

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

4861 02/10 0101 03CHECK 660.50

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.

Said Lot No. 40 fronts 175 feet on the westerly side of Overbrook Drive and runs back between lines, 297.6 feet on the north line and 319.7 feet on the south line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Andrew D. Tanner and wife, Willie Baker Tanner by Warranty Deed from Paramount Homes, Incorporated, of record in Book 2011, page 45, Register's Office for Davidson County, Tennessee. The interest of Andrew D. Tanner was conveyed to Willie Baker Tanner in a final decree of divorce issued out of the Circuit Court of Davidson County, Tennessee, Case No. 39156, Minute Book 26, page 2. The said Willie Baker Tanner having since died and her will being filed in the Probate Court for Davidson County, Tennessee in Will Book 409, page 346, Case No. 96P-1280.

WBB

0271686
IDENTIFICATION REFERENCE
97 FEB 10 AM 10:37
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
TOTAL 660.50
CHECK 660.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4861

0271686
IDENTIFICATION REFERENCE

97 FEB 10 AM 10:37

REGISTER
DAVIDSON COUNTY, TN

No. 1115347