BOOK 10401 PG 646

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 97

Notary Public

MY COMMISSION EXPIRES: 7/24/98
(AFFIX SEAL)

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
Priscilla E. DoDoo	First American National Bank	MAP 34-9
(NAME)	(NAME)	
1513 Monticello Avenue	First American Center	PARCEL 19
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(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, Clydene Mildred Qualls, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Priscilla E. DoDoo, 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 a part of Lots No. 28 and 30 o the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said county; and more specifically that land in Davidson County, Tenn., according to a survey prepared by N. G. Jenkins, Surveyor, dated May 29, 1954, R.O.D.C. described as follows:

Beginning at a point on the above mentioned Jenkin's Map called the "Point of Beginning" (this starting point is that point in the center of Monticello Avenue nearest to the corner of Lots Nos 25, 26, 27, and 28 on the above mentioned Alta Loma Subdivision Map), and extending easterly 203 feet in the center line of Monticello Drive to a point; thence northerly 620 feet to an iron pin; thence westerly 320 feet to a point in the center line of Monticello Drive; thence southerly in the center line of Monticello Drive 208 ft. to a point; thence still in the center line of Monticello Drive southeasterly a distance of 462 1/2 feet to the starting point of "Point of Beginning". Monticello Avenue and Monticello Drive are the same street.

Included in the above descripton, but excluded therefrom is the following described property

Being part of Lot No. 30 on the Map of Bransford Realty Company's Alta Loma

CONTINUED

This is unimproved ( ) improved (X) property, known as 1513 Monticello Avenue, Madison, TN 37115
(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 my hand this 28th day of March, 19 97

Clydene Mildred Qualls by Ronald Christopher Qualls, Attorney in Fact

Clydene Mildred Qualls
by Ronald Christopher Qualls, Attorney in Fact

LEGAL DESCRIPTION CONTINUATION

Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being described as Tract 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being N 3 deg. 30' east 142 feet more or less from a point in the center line of Monticello Drive, said point being at the corner of Tracts 3 and 4 and being north 21 deg. 20' west 462.5 feet more or less from the center line of Monticello Drive; thence with the line between Tracts 1 and 2, south 85 deg. 49' east 328.5 feet more or less to a point; thence north 2 deg. 45' west 64 feet more or less to an iron pin, the northeast corner of this tract; thence north 84 deg. 15' west 320 feet more or less to the center line of Monticello Drive; thence with the center line of same south 3 deg. 30' west 71 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Clyde M. Loftis and wife, Thelma L. Loftis, by deed from Charles P. Stidham and wife, Bettie Stidham, of record in Book 2282, page 543, said Register's Office. Clyde M. Loftis died leaving Thelma L. Loftis as the surviving tenant by the entirety. Thelma L. Loftis has since died. Her Will was admitted to Probate in the Probate Court of Davidson County, Tennessee, (Docket 95P-1167) in Will Book 199, page 173, Probate Court Clerk's Office. The Will devised a life estate to Clydene Mildred Qualls with Lori Jennifer Qualls, Ronald Christopher Qualls, Eric Cooper Qualls, and Tammy Michelle Qualls Shaffer being granted a remainder interest. The interest of Lori Jennifer Qualls, Ronald Christopher Qualls, Eric Cooper Qualls, and Tammy Michelle Qualls Shaffer was conveyed to Clydene Mildred Qualls by Quitclaim Deed of record in Book 10401, page 640, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 44, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 2282, page 543, said Register's Office.

BOOK 10401 PG 648

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 Clydene Mildred Qualls

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 28th day of March 19 97 .

Commission expires _____

_____
Notary Public

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 1997, before me personally appeared Ronald Christopher Qualls, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clydene Mildred Qualls and acknowledged that he executed the same as the free act and deed of Clydene Mildred Qualls.

Witness my hand and seal this 28th day of March, 1997

_____
Notary Public

My Commission expires: 7-26-97

NOTARY PUBLIC AT LARGE

0289907

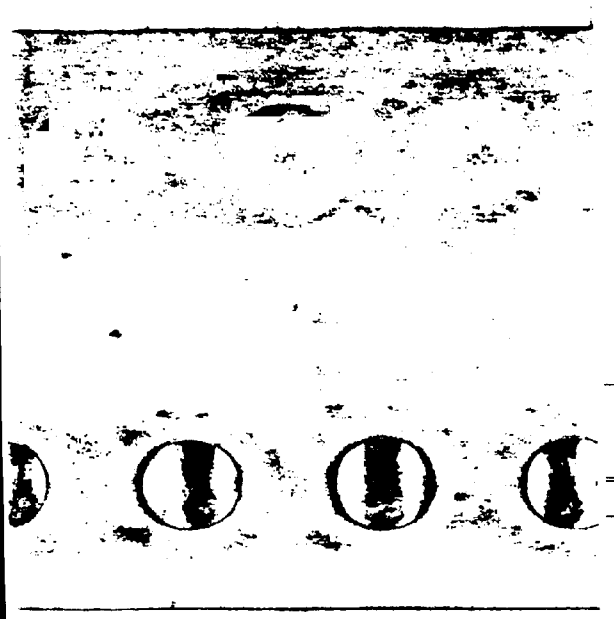
IDENTIFICATION REFERENCE

97 APR -2 PM 1:15

FELIX Z. ELSOM, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4427 04/02 0101 03CHECK 238-70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

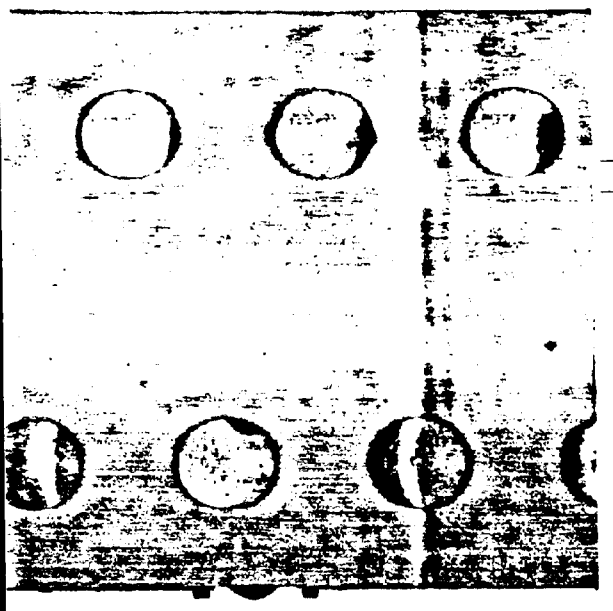
RECEIVED OF _____

FOR _____

BOOK 10401 PG 649

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	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	12.00
TOTAL	238.70
CHECK	238.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/02/97 0001 4427

0289907

IDENTIF. & REFERENCE

97 APR -2 PM 1:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134686