0391103

IDENTIFICATION REFERENCE

26B

This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard
Suite 115
Nashville, Tennessee 37205
(615) 297-1568

98 JAN 20 AM 9:21

REGISTER
DAVIDSON COUNTY, TN.

3101 01/20 0101 03CHEDK 416.00

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Judith W. Kneeland 301 High Lea Road Brentwood, TN 37027	NEW OWNER	Map 057-08-0-A Parcel 045.00Co

BOOK 10760 PG 822

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, David C. Talley and Sallie Hicks Talley (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Judith W. Kneeland, married (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 45 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to David C. Talley and Sallie Hicks Talley by Quitclaim Deed from Sallie Talley, as Trustee of record in Book 10760, page 820, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Sallie Talley, as Trustee by Quitclaim Deed from George T. Hicks and wife, Sallie Read Hicks of record in Book 8588, page 610, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to George T. Hicks by Installment Deed from Edith K. Weisiger and husband, Felix M. Weisiger, and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy of record in Book 5968, page 36, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7113, page 345, and Book 9816, page 844, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 111 Middleton Circle, Lot 45, Middleton Subdivision, 3rd Revision, Nashville, Tennessee 37215.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Judith W. Rueland
Affiant

Subscribed and sworn to before me this the 15th day of January, 1998.

J E Spruill
Notary Public

My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of January, 1998.

David C. Talley

Sallie Hicks Talley

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 David C. Talley, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of January, 1998.

J E Spruill
Notary Public

My Commission Expires: 10-12-99

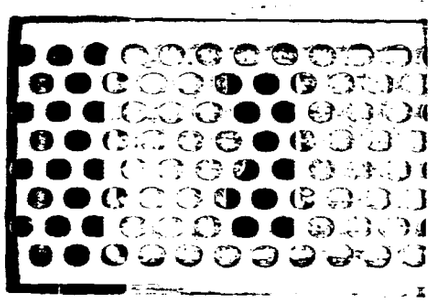
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sallie Hicks Talley, 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 16th day of January, 1998.

J E Spruill
Notary Public

My Commission Expires: 10-12-99



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

RECEIVED OF _____

FOR _____

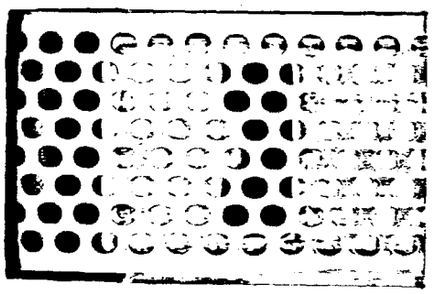
BOOK 10760 PG 821

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00
01/20/98 01 07:20 0001 3101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0391103
IDENTIF. & REFERENCE

98 JAN 20 AM 9:21

REGISTER
DAVIDSON COUNTY, TN.

No. 1243728