BOOK 10871 PG 300

60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,900.00 LAND
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF March 19 98
Notary Public
MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Hall (NAME)	First American National Bank (NAME)	MAP 150-3
3609 Wells Court (ADDRESS)	First American Center (ADDRESS)	PARCEL 306
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	2DX3682

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, Ruth M. Newman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian M. Hall and wife, Tracy M. Hall

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. 119-A on the Plan of Zone Lot Division, Lots 119 through 123, Chelsea of Priest Lake, Section 2-C, of record in Book 6250, page 943, and amended in Book 6900, page 192, Register's Office for Davidson County, Tennessee.

Said Lot No. 119-A fronts 32.04 feet on the northerly margin of Wells Court and extends back 73.11 feet on the southeasterly line to a point; thence 87.33 feet on the northeasterly line to a point; thence 59.98 feet on the northerly line, thence 85.64 feet on the northwesterly line, to a point; thence 72.18 feet on the southwesterly line to the point of intersection.

Being the same property conveyed to Ruth M. Newman by deed from Philhall Corporation of record in Book 7169, page 305 and re-recorded in Book 7303, page 975, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6900, page 192, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3609 Wells Court, Antioch, TN 37013
(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. 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 my hand this 27th day of March 19 98

Ruth M Newman

Ruth M. Newman

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10871 PG 301

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 Ruth M. Newman

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 27th day of March, 19 98.

Commission expires 3-24-01

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, executed 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

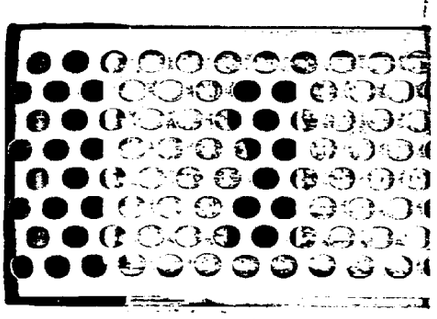
LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

042124
IDENTIF. ↑ REFERENCE

98 APR -3 PM 12:28
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5418 04/03 0101 03CHECK 275.03



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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 302

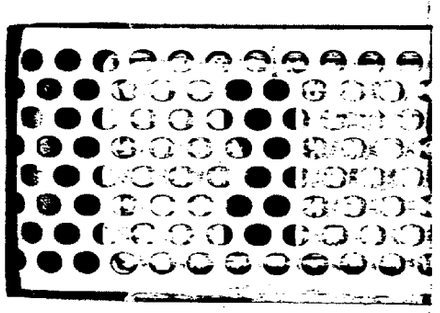
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03

04/03/98 01 12:30 0001 5418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042124
IDENTIF. ↑ REFERENCE

98 APR -3 PM 12:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275667