BOOK 10961 PG 326

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER, IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 98

Notary Public

MY COMMISSION EXPIRES: 10-31-2000
(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen J. Latham	same	128-14-99
(NAME)	(NAME)	
7989 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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, Angela Frensley Maggart and J. Brian Maggart, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen J. Latham

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. 7 on the plan of Section I, Stacy Square, of record in Book 3842, page 134, Register's Office for said County.

Said Lot No. 7 fronts 99.00 feet on the northwesterly margin of Sawyer Brown Road and extends back 135.1 feet on the northeasterly line and 122.0 feet on the southwesterly line to a dead line in the rear, measuring 76.51 feet thereon.

Being the same property conveyed to ANGELA FRENSLEY, A SINGLE PERSON by deed from T. MICHAEL LEE and wife, ROBIN P. LEE, of record in Book 8594, page 550, Register's Office for Davidson County, Tennessee. The said Angela Frensley being now known as Angela Frensley Maggart.

J. Brian Maggart joins in this conveyance to relinquish any and all interest he may have by reason of marriage to Angela Frensley Maggart.

unimproved ( )
This is improved (X) property, known as 7989 Sawyer Brown Road, Nashville, Tennessee 37221
(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 our hand s this 29th day of May, 19 98

Angela Frensley Maggart

J. Brian Maggart

BOOK 10961 PG 327

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 Angela Frensley Maggart and J. Brian Maggart

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of May 19 98.

Commission expires 10-31-2000

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

0445890

IDENTIF. → REFERENCE

98 JUN -4 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5792 06/04 0101 03CHECK 434.1

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

RECEIVED OF _____

FOR _____

BOOK 10961 PG 328

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 114900.00
CON TX 425.13
PRFEE 1.00
WDEED 8.00
TOTAL 434.13
CHECK 434.13

06/04/98 01 09:01 0001 5792

CHECK 434.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445890
IDENTIF. # REFERENCE

98 JUN -4 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301699