98080322

BOOK 11092 PAGE 80 OOK 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF August, 19 98.

NOTARY PUBLIC

My Commission expires: JULY 23rd, 1999

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
STEVEN STEELE & KENNETH JERNIGAN	COLONIAL MORTGAGE COMPANY	132-11-59
(NAME)	(NAME)	
4403 Prescott Road	32 COMMERCE STREET	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

ROSEMARY SEBERT, AN UNMARRIED PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

STEVEN STEELE AND KENNETH JERNIGAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 81 on the Revised Plan of Section III,Southmeade, as of record in Book 2900, page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 105 feet on the westerly side of Prescott Road and runs back 364.9 feet on the northerly line and 282.3 feet on the southerly line, to a dead line in the rear which is a broken line on which it measures 194.9 feet thereon.

Being the same property conveyed to Rosemary Sebert by deed from William Keith Keisling and wife, Malinda Kay Keisling, of record in Book 8599, page 986, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 1998, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 2900, page 124, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4403 Prescott Road - Nashville, TN 37204
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 31st **day of** August, **19** 98.

Rosemary Sebert
ROSEMARY SEBERT

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

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INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROSEMARY SEBERT, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 31st day of August, 19 98.

My Commission expires:
JULY 24, 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

0482359

98 SEP -1 PM 1:08

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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

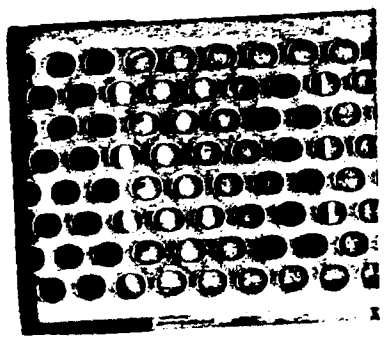
Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

09/01 01:01 03CHECK 703-83



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

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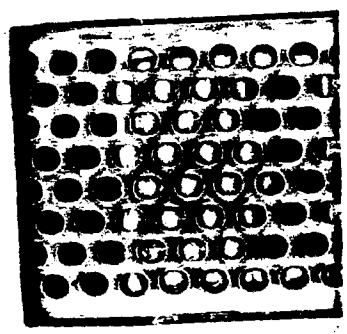
RECEIVED OF _____

FOR _____

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 187250.00
				CON TX 692.83
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 703.83
				CHECK 703.83
			09/01/98 01	13:20 0001 4871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0482359
IDENTIF. # REFERENCE

98 SEP -1 PM 1:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340322