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63

prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 1
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF _____ The actual consideration or value whichever is greater, for this transfer is $ 83,500

Subscribed and sworn to before me, this 28th day of August, 1998.

CAROLE N. TILMON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

Affiant

Notary Public

My commission expires: My Commission Expires Nov. 7, 2001

WARRANTY DEED

Name And Address of New Owner And Send Tax Bill's To:	Prepared By : LINDA R. KOSACK, ATTY 8109 WIKLE ROAD, EAST BRENTWOOD, TN 37027
PATRICIA PEARSON TAMMY BRIDGEFORTH 3714 BARCLAY DRIVE NASHVILLE,TN 37206	Return to: TRANSCONTINENTAL TITLE COMPANY 5350 POPLAR AVENUE STE 850 MEMPHIS, TN 38119

Map & Parcel No.: 83-15 170.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **BRENDA C. NICHOLAS**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO

PATRICIA PEARSON AND TAMMY BRIDGEFORTH

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SEE LEGAL ATTACHED "A"

PROPERTY ADDRESS: 3714 BARCLAY DRIVE NASHVILLE, TN 37206

FELIX Z. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN.
98 SEP 10 AM 9:46

IDENTIFICATION REFERENCE
0486162

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS _____ HAND _____ THIS 28TH DAY OF AUGUST, 1998

WITNESS

BRENDA C. NICHOLAS

WITNESS

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal,
My Commission Expires:

11/7/2001

_____
Notary Public

CAROLE N. TILMON
NOTARY PUBLIC
AT LARGE
SHELBY COUNTY, TENNESSEE
My Commission Expires
Nov. 7, 2001

State of Tennessee
County of _____

On this _____ day of _____, 19 , before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal,
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

EXHIBIT "A" - LEGAL DESCRIPTION

TN12I04329

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 194 ON THE PLAN OF FORTLAND PARK, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRENDA C. NICHOLAS, A SINGLE PERSON BY WARRANTY DEED FROM WOODROW W. NAPIER AND WIFE, ARTIE B. ROWLAND NAPIER OF RECORD IN BOOK 6347, PAGE 372, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8984 09/10 0101 03CHECK 323.95

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

RECEIVED OF _____

FOR _____

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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	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	323.95
CHECK	323.95

09/10/98 01 09:47 0001 8984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0486162
IDENTIF. & REFERENCE

98 SEP 10 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344392