BOOK 11166 PAGE 963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Samuel W. Majors
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 98

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Samuel W. Majors and wife, Melissa K. Majors 4318 Gray's Point Road Joelton, TN 37080	U.S. Trust Mortgage, Inc. 10 25th Avenue N., Suite 747 Nashville, TN 37203	029-00-0 043.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **WAYNE PROCTOR AND WIFE, ATHA PROCTOR,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **SAMUEL W. MAJORS AND WIFE, MELISSA K. MAJORS,** hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 140.5 feet from a point in the corner of Ridge Road and a lane that runs between the property of John Roterro, and the old Bennet property; thence west 86 feet to a point; thence north 198 feet to a point on the Jim Proctor line; thence east 88 feet; thence south 247 feet to the beginning.

Being the same property conveyed to Wayne Proctor and wife, Atha Proctor by deed from Ruby M. White, of record in Book 4253, Page 833, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 4318 Gray's Point Road Joelton, TN 37080

0502997
IDENTIF. & REFERENCE

98 OCT 23 AM 9:05
CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

NS: 595

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 person 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 MY HAND 14th day of October, 1998.

Wayne Proctor

Atha Proctor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14TH day of October, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Wayne Proctor and wife, Atha Proctor, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 14th day of October, 1998.

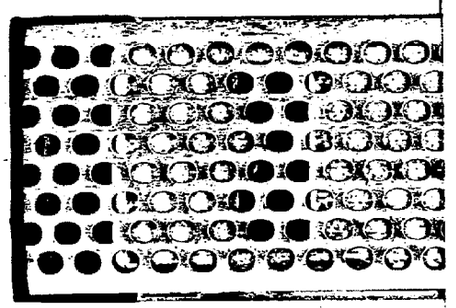
NOTARY PUBLIC

My Commission expires: 9-11-2001

RUSSELL JOHN McCARVER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

6869 10/23 0101 03CHECK 122.00

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



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

RECEIVED OF _____

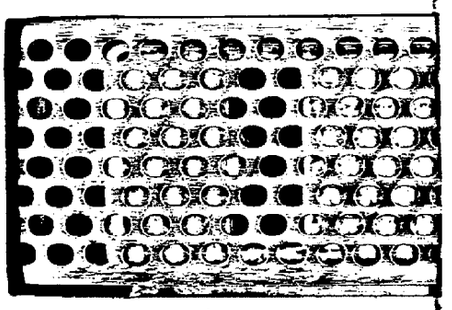
FOR _____

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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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	122.00
			CHECK	122.00
10/23/98	01		09:07 0001	6869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0502997
IDENTIF. # REFERENCE

98 OCT 23 AM 9:05

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362066