Box 58A

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: November 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Craig McNellis	First American National Bank	MAP 103
(NAME)	(NAME)	
4406 Idaho Avenue	P. O. Box 1193	GROUP 4
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jackson, MS 39215-1193	PARCEL 13
(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, John David Cornwell and wife, Carolyn Elizabeth Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Third Party Irrevocable Trust for Laura Craig McNellis

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 the west 45 feet of Lot No. 307 and the east 11 feet of Lot No. 309 of Block 16 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said lots adjoin and front together 56 feet on the northerly margin of Idaho Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to John David Cornwell, unmarried, by deed from Timothy J. Brown, married, of record in Book 9933, page 698, Register's Office for Davidson County, Tennessee.

NOTE: Carolyn Elizabeth Ford, the spouse John David Cornwell, joins in this conveyance to convey any and all interest she may have in subject property.

This property conveyance is subject to the Plan of record in Plat Book 574, page 103; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

unimproved ( )
This is improved (X) property, known as 4406 Idaho Avenue, Nashville, TN 37209
(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 & this 23rd day of November 19 98

John David Cornwell

Carolyn Elizabeth Ford by John David Cornwell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John David Cornwell ~~and wife Carolyn Elizabeth Ford~~

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 Nashville, Tennessee, this 23rd day of November 1998.

Commission expires November 24, 2001

Paula M Thompson
Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John David Cornwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney-in-Fact and _____ respectively of the Carolyn Elizabeth Ford the within named bargainor, ~~the corporation~~, and that he as such Attorney-in-Fact 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 John David Cornwell as such Attorney-in-Fact, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of November 19 98.

My commission expires November 24, 2001

Paula M Thompson
Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE

98 NOV 24 PM 1:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0516604

1330 11/24 0101 03CHECK

558-60

[redacted]

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	148000.00
			CON TX	547.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	558.60
			CHECK	558.60
11/24/98	01		13:11 0001	1330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516604
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 1:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1376375