File Box 24

BOOK 11265 PAGE 189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 65,000.00

Cynthia L Hartman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (NOTARY SEAL)

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-23-2002

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia L. Hartman (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 34-5A
416 Thomas Jefferson Circle (ADDRESS)	139 Charter Place (ADDRESS)	PARCEL 15
Madison, TN 37115 (CITY) (STATE) (ZIP)	LaVergne, TN 37086 (CITY) (STATE) (ZIP)	GO 20602

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, Jon Trevor Southern, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia L. Hartman

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:

BEING Unit 15 and all of that portion of lands and building structure constituting the basement area underneath Unit 15 on the plan of Monticello Manor as of record in Book 6250, Page 551, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958; By-Laws of record in Book 6643, Page 950; Articles of Inc. of record in Book 6643, Page 966 and Quitclaim Deed conveying the common area of record in Book 6716, Page 749 as re-recorded in Book 6717, Page 362, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John T. Souther, a single person by deed from Kirby Clifton and wife, Pauline Clifton of record in Book 7236, Page 931 and being the same property conveyed to Jon Trevor Souther by Quitclaim Deed from Kirby Clifton and wife, Pauline Clifton of record in Book 7839, Page 618, all of record in the Register's Office, Davidson County, Tennessee. Jon Trevor Southern; Jon Trevor Southerx; Jon Trevor Souther and John T. Souther is one in the same person.

This is the same description as in previous deed of record.

unimproved ( )
This is improved (X) property, known as 416 Thomas Jefferson Circle, Madison, TN 37115
(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 my hand this 18th day of December 19 98

Jon Trevor Southern

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 Jon Trevor Southern, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 19 98.

Commission expires 3-23-2002

Tina D. Brown
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 _____.

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0528733
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:53
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

4255 12/23 0101 03CHECK 251.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF: _____

FOR _____

BOOK 11265 PAGE 191

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

~~CAMT~~	~~85000.00~~
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

12/23/98 01 08:50 0001 4255

0528733
IDENTIF. ↑ REFERENCE

98 DEC 23 AM 8:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405784