RECORD AND RETURN TO:
SATURN & MAZER
File Box "7"
(37472)

0533592

IDENTIF. & REFERENCE

99 JAN -6 PM 2:36

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11285 PAGE 513

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 40451
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennie M. Carey 5511 Hill Court Nashville, TN 37220	First Trust Mortgage Company 6525 Quail Hollow Road Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 161-09-78 06DU 81228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marsha M. Pierce, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jennie M. Carey, hereinafter called the **Grantee**, Grantee's 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. 56A on the Plan of Zone Lot Division Lot 56, Brentwood Meadows Section 3, of record in Book 6250, page 555, as amended in Book 6900, page 79, said Register's Office.

SAID Lot No. 56A fronts 34.69 feet on the westerly margin of Hill Court and extends back 206.6 feet on the broken northerly line and 172.70 feet on the southerly line to a dead line in the rear, measuring 55.60 feet thereon.

BEING the same property conveyed to Marsha M. Pierce, by deed from Ana Margarita Ortiz Hernandez and Maria H. Jolly, of record in Book 9054, page 906, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 555 and amended in Book 6900, page 79, said Register's Office, which Plan shows minimum building setback lines shown as a building envelope and to be determined by Metropolitan Zoning Regulations and a 10 foot easement for public utility and drainage purposes along the rear line(s); A 2.5 X 25 foot utility anchor easement located on the southeasterly front corner of said lot and a dedication easement for driveway purposes across the front portion of said lot, of record in Book 7004, page 77, said Register's Office; Restrictive covenants of record in Book 7004, page 77, said Register's Office.

This is improved property, known as: 5511 Hill Court, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on December 21, 1998.

X Marsha M. Pierce
Marsha M. Pierce

State of Tennessee
County of Marshall

On December 21, 1998, before me the undersigned authority, personally appeared Marsha M. Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X Joan L. Noble
Notary Public

My Commission Expires: 12/02/2002

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 121,900.00

Affiant

Sworn and subscribed before me on 1/6, 19 99.

Notary Public

~~My Commission Expires:~~ _____

9433 01/06 0101 03CHECK 462.03

Wldoc Deed Wty QDoc

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11285 PAGE 515

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

CHRT

	121900.00
CON TX	451.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	462.03
CHECK	462.03

01/06/99 01 14:33 0001 9433

0053592
IDENTIFICATION/REFERENCE

99 JAN -6 PM 2:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408813