WARRANTY DEED

Send Tax Statements To:
Mary Jo Evans
3837 Woodward Dr.
Nashville Tn. 37215

Name and Address of New Owners:
Mary Jo Evans
3837 Woodward Dr.
Nashville Tn. 37215

This Instrument Prepared By:
Law Offices Of:
Lawrence Vogan, P.C.
845 Bell Road
Antioch Tn. 37013

From Information Furnished By
The Parties

Map 59-11 /Parcel 122

STATE OF TENNESSEE)
COUNTY: DAVIDSON)

THIS INDENTURE, Made the 31st day of December, in the year one thousand nine hundred and nintey eight, between Ester Harrell, widow, County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and Mary Jo Evans, Unmarried, as parties of the second part, hereinafter called Grantee (the words I Grantor I and I Grantee I to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of Nashville, and being described as follows, to-wit:

Being Lot No. 411 on the Plan of Haynes Manor, Section III, as of Record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Harrell and wife, Ester Harrell, by Deed from Proctor Homes Inc., as of record in Book 4459, Page 644, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Mary Jo Evans, their heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unencumbered, except for the lien of the 1998 real property taxes, which taxes are assumed by the Grantees, and except by lien of the aforesaid deed of trust.

I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 31st day of December, 1998.

Ester Harrell

Ester Harrell

99 JAN 11 PM 1:31

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

0535106

INSTR. # REFERENCE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ester Harrell, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the person who executed the within instrument (Warranty Deed) acknowledged that she executed the same as the free act and deed of said Ester Harrell, and for the purposes therein contained.

Notary Public

My Commission Expires: 7/27/2002

AFFIDAVIT

I(We) hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 87,900 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Jo Evans

Sworn to and subscribed before me,
this the 31st day of December, 1998.

Notary Public

My commission expires: 7/27/2002



1067 01/11 0101 03CHECK 340.23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11291 PAGE 908

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

0535106

IDENTIF. & REFERENCE

99 JAN 11 PM 1:31

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

			CAMT	87900.00
			CON TX	325.23
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	340.23
			CHECK	340.23
01/11/99	01	13:29	0001	1067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410428