WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Sylvia McGlothen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF December, 1998

Notary Public

My Commission Expires: 8-SARGE 2
(AFFIX SEAL)

NOTARY PUBLIC AT DAVIDSON 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.
James E. McGlothen and wife, Sylvia McGlothen 2845 Old Matthews Road Nashville, TN 37207	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	059-16-0 187.00

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, **RONNIE KELLEY AND WIFE, WANDA WILLIAMS**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JAMES E. MCGLOTHEN AND WIFE, SYLVIA MCGLOTHEN**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot 13 on the plan of Hickory Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 22, 1948, as follows:

Beginning on the westerly margin of Manila Street at the common corner of Lot Nos. 12 and 13, said beginning point also being 490.5 feet south of the north line of said subdivision; thence with the line between Lots Nos. 12 and 13; westwardly 150 feet; thence northwardly 50 feet to the corner of Lots Nos. 13 and 14; thence with the line between said lots, eastwardly 150 feet to the westerly margin of Manila Street; thence with the said street; southwardly 50 feet to the point of beginning.

Being the same property conveyed to Ronnie Kelley, by warranty deed from Affiliated Building Services, Inc., of record in Book 10803, Page 569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are 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 2845 Old Matthews Road Nashville, TN 37207

05357760
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:52

R.L. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

N51686

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 18th day of December, 1998.

Ronnie Kelley

Wanda Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Ronnie Kelley and wife, Wanda Williams, within named bargainors, 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, in Franklin, Tennessee, the 18th day of December, 1998.

HENRY E. R... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

My commission expires: 5-5-02

1643 01/12 0101 03CHECK 288.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 889

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

01/12/99 01 10:54 0001 1643

0535760
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411095