WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B. T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Audrey Smith	Tucker Federal Bank, D/B/A	MAP 147-4
(NAME)	(NAME)	
4831 Foley Drive	P.O. Box 211788	PARCEL 31
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Augusta, GA 30917-1788	
(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, David J. Weir and wife, Gladys Weir

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Smith, unmarried

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 Lot No. 80 on the Map of Beverly Heights Subdivision, Section II, of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 80 fronts 50 feet on the westerly side of Foley Drive and extends back 258.5 feet on the north line and 257.9 feet on the south line to a broken line in the rear, measuring 305.4 feet thereon.

Being the same property conveyed to David J. Weir and wife, Gladys Weir, by deed from Jimmy Eugene Strickland and wife, Annie Ruth Strickland, of record in Book 7050, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1999 Davidson County property taxes and any subsequent years; Restrictions of record in Book 2440, page 199, and subject to all matters as shown on the plan of record in Book 2331, page 42, all in the Register's Office for Davidson County, Tennessee.

6108 01/22 0101 03CHECK 458.43

unimproved ( )
This is improved (X) property, known as 4831 Foley Drive, Nashville, Tennessee 37211
(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 s this 15th day of January, 19 99

David J. Weir

Gladys Weir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Weir and wife, Gladys Weir

the bargainor 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 Brentwood Tennessee, this 5th day of January 19 99.

B. T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

My Commission Expires November 4, 2001

Notary Public

Commission expires

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 .

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

My commission expires

Notary Public

053996
IDENTIFICATION/REFERENCE
99 JAN 22 PM 2:07
ALL RECORDED
DAVIDSON COUNTY
REGISTER
OF COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11308 PAGE 29

0539896

IDENTIF. & REFERENCE

99 JAN 22 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	120900.00
CON TX	447.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	458.43
CHECK	458.43

01/22/99 01 14:05 0001 6108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415528