BOOK 11308 PAGE 140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1999

Notary Public

MY COMMISSION EXPIRES: 4/16/2002
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0464

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Ann Rella	SouthTrust Mortgage Corporation	115-2-69
(NAME)	(NAME)	
1133 Sparta Road	5409 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Brentwood, TN 37027	
(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, F. Clark Sawdey and Virginia M. Sawdey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Ann Rella, 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:

Being Lot No. 157 on the Plan of Crest Meade, Section III, of record in Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to F. Clark Sawdey and Virginia M. Sawdey, husband and wife by deed from Gerald Averbuch and wife, Blossom Averbuch and Martin Zeitlin and wife, Shirley Zeitlin of record in Book 90, Page 808, said Register's Office.

Susan S. Weiss executes this instrument as Conservator for Fredric Clark Sawdey (also known as F. Clark Sawdey) pursuant to those powers vested her in Letters of Conservatorship Over the Property reflected in the Probate Court of Davidson County, Tennessee, Docket Number 97P-1657, and of record in Book 11084, Page 614, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

99 JAN 22 PM 2:24
MILL CAMMETT
DAVIDSON COUNTY

0539918
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1133 Sparta Road, Nashville, Tennessee 37205
(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 14th day of January, 1999

F. Clark Sawdey by Susan S. Weiss, Conservator
F. Clark Sawdey

Virginia M. Sawdey
Virginia M. Sawdey

BOOK 11308 PAGE 141

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 ~~E. Clark Sawdey and~~ Virginia M. Sawdey, ~~husband and wife~~,

the bargainor s, 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 14th day of January, 1999.

Commission expires 4/16/2002

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 _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

6130 01/22 0101 03CHECK 601.45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan S. Weiss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be Conservator for Fredric Clark Sawdy the within named bargainor, and that she as such Conservator being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name Fredric Clark Sawdy, by the said Susan S. Weiss as such Conservator.

Witness my hand and official seal at office this 14th day of January, 1998.

My Commission Expires:
4/16/2002

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11308 PAGE 143

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

0539918
IDENTIF. # REFERENCE

99 JAN 22 PM 2:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAM1

	158500.00
CON TX	586.45
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	601.45
CHECK	601.45

01/22/99 01 14:24 0001 6130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415550