ADDRESS NEW OWNERS and
SEND TAX BILLS:
Greta Louise Fowinkle and husband,
Peter John Beare
2109 Natchez Trace
Nashville, TN 37212

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

BOOK 11315 PAGE 845

MAP PARCEL NUMBER:
104 - 11 - 215
FB 24 W 4285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RUBY Y. FOWINKLE and husband, EUGENE W. FOWINKLE, hereinafter called GRANTORS, have this day bargained and sold and by these presents do transfer and convey to GRETA LOUISE FOWINKLE and husband, PETER JOHN BEARE, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5, in Block 7 on the Plan of Fairfax Place, a Plat of which is recorded in Book 547, Pages 137 and 138, said Register's Office.
>
> Said Lot No. 5 fronts 70 feet on the West side of Natchez Trace, and runs back between parallel lines 175 feet to a line.
>
> Being the same property conveyed to Ruby Y. Fowinkle by deed of record in Book 10023, Page 422, Register's Office for Davidson County, Tennessee.
>
> Eugene W. Fowinkle, husband of Ruby Y. Fowinkle, joins in this conveyance for the purpose of conveying all his marital right, title and interest, including but not limited to, homestead and right to take elective share.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 2109 Natchez Trace, Nashville, Tennessee 37212.

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

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided. The 1999 Taxes have been prorated and to be paid by GRANTEES.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

PART OF THE CONSIDERATION of this conveyance is secured by a deed of trust recorded simultaneously herewith.

Executed on this 21st day of January, 1999.

EUGENE W. FOWINKLE

RUBY Y. FOWINKLE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, EUGENE W. FOWINKLE and wife, RUBY Y. FOWINKLE, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of January, 1999.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:

6 - 2 - 2002

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 180,000.

Greta Louise Fowinkle
AFFIANT

Subscribed to and sworn before me, this the 21st day of January, 1999.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:

6 - 2 - 2002

054206 3
IDENTIF. & REFERENCE
8414 01/28 0101 03CHECK 677.00

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

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 11315 PAGE 847

0542063

IDENTIF. & REFERENCE

CAMT
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 677.00
CHECK 677.00

01/28/99 01 15:38 0001 8414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417801