FIRST TITLE & ESCROW COMPANY, INC.
FILE BOX-
#16205

0544567
IDENTIF. # REFERENCE

WARRANTY DEED

File No: 00290611

99 FEB -3 AM 11:18

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyonel Gilmer	Southeastern Mtg Co. Inc.	REGISTER COUNTY, TN.
[NAME]	[NAME]	
2924 Wellesley Trace, 9-A	115 29th Ave. S.	Map 117-6-0-A
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215	Nashville, TN 37212	Parcel 7
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

T Jeff Browning and wife, Jeanie Browning

have this day bargained and sold, and do hereby transfer and convey unto the said Lyonel W. Gilmer and wife, Mary Jo Gilmer the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BOOK 11324 PAGE 721

STATE OF Tennessee
COUNTY OF Williamson
} The actual consideration or value which ever is greater, for this transfer is $ 261,000.00

Subscribed and sworn to before me, this the 29TH day of JANUARY, 19 99.

Affiant

My Commission Expires: 09/23/2000
[Affix Seal]

Notary Public George E. Mudter, Jr.

unimproved ( )
This is improved (X) property known as 2924 Wellesley Trace, 9-A, Nashville [House Number] [Street] [P.O. Address] [City or Town] Temmessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29TH day of JANUARY, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

T. Jeff Browning

Jeanie Browning

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me The undersigned, a Notary Public in and for said County and State T Jeff Browning and wife, Jeanie Browning

the within named 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 Williamson COUNTY, Tennessee this 29TH day of JANUARY, 19 99.

Notary Public
George E. Mudter, Jr.

Commission expires 09-23-2000

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9-A, on the Plan of Lot 9, Wellesley Trace, Section 3, of record in Plat Book 5210, page 156, as amended in Book 5210, page 305, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to T. Jeff Browning and wife, Jeanie Browning, by deed from Ursula M. Welch, unmarried, of record in Book 6588, page 275, Register's Office for Davidson County, Tennessee.

07-086 RECORDED TOTO 20/20 1097

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11324 PAGE 724

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	
	261000.00
CON TX	965.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	980.70
CHECK	980.70

02/03/99 01 11:16 0001 1097

0544567
IDENTIF. ← REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420444