99-2-2-Q

File Box 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Deborah J Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBORAH PARKER	"NEW OWNERS"	MAP 133-15
(NAME)	(NAME)	
348 Foxglove Drive		PARCEL 016
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		F.B.#: 05DU-09030
(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, RITA BREECE AS TEMPORARY GUARDIAN FOR MAUDIE NORMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH PARKER AND TERRY L. NEWTON, BOTH 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. 67 on the Plan of Highview Acres, of record in Plat Book 2331, Page 52, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Melvyn K. Norman and wife, Maudie Nell Norman, by Deed from Joe Grubbs, Jr. and wife, Nancy W., Grubbs, of record in Book 2906, Page 311, Register's Office for Davidson County, Tennessee; further conveyed to Maudie Nell Norman by Quitclaim Deed of record in Book 4536, Page 91, said Register's Office. Melvyn K. Norman having since died in 1973. Maudie Nell Norman further conveyed to Maudie Norman, Trustee of the Maudie Norman Revocable Living Trust Agreement dated October 29, 1997 by instrument of record in Book 10684, Page 489, said Register's Office; and further conveyed to Maudie Norman, an unmarried woman, by Quitclaim Deed from Sheree Pearce, Co-Trustee of the Maudie Norman Revocable Living Trust Agreement dated October 29, 1997, with full power to convey without the joinder of any beneficiary of record in Book 10810, Page 938 and further conveyed to Maudie Norman, Co-Trustee and Sheree Pearce, Co-Trustee of the Maudie Norman Revocable Trust Agreement dated October 29, 1997, with each having full power, individually or together, to convey without the joinder of any beneficiary by Quitclaim Deed of record in Book 10810, Page 948, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 348 Foxglove Drive, Nashville, TN 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 my hand this 11th day of February 19 99

MAUDIE NORMAN
By: Rita Breece, Temporary Guardian

Maude Norman by Rita Breece
Rita Breece, guardian

DCTN01WC

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 RITA BREECE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of February, 19 99.

Commission expires July 24, 1999

Notary Public

SCOTT D. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

LEGAL DESCRIPTION CONTINUATION

By Agreed Order entered in the Chancery Court of Davidson County, Tennessee, State of Tennessee Department of Human Services, Plantiff vs. Maudie N. Norman, No. 98-1255-III, dated May 8, 1998, the Court ordered, adjudged and decreed in part in Item No. 6. "That all Living Trusts created by her (Maudie N. Norman) and all powers of attorney executed by the Respondent (Maudie N. Norman) are hereby revoked (Maudie N. Norman has been inserted for clarification purposes).

By Order of the Chancery Court for Davidson County, Tennessee styled State of Tennessee Department of Human Services, Plantiff vs. Maudie N. Norman, Respondent, No. 98-1255-III, dated November 10, 1998, Rita Breece was appointed temporary guardian for Maudie N. Norman and authorized to sell the subject property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

05492281
RECEIVED & RECORDED
99FEB 16 PM 1:33
[illegible] REGISTER
DAVIDSON COUNTY, TN.
2091 02/16 0101 02CHECK 281.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 11341 PG. 185

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 281.10
CHECK 281.10

02/16/99 01 13:31 0001 6091

0549228

IDENTIFICATION REFERENCE

99FEB 16 PM 1:33

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425348