OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11342 PG. 77

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.

Margie Foulk
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF February, 1999.

S. Chandler, Dep Reg
NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY
Geoffrey Coston - 2813 West End Avenue - Nashville, TN 37203
NAME ADDRESS

NAME / ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Greg Coston	National Mortgage Company	
(NAME) 2814 Surrey Road	(NAME) 4041 Knight Arnold Road	3DZ-57792
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 1000 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Barbara Ann Rice

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Greg Coston

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tenessee, being Lot No. 11 on the plan of Donelson Heights, of record in Book 1424, page 35, Register's Office for Davidson County.

Said Lot No. 11, fronts 65.84 feet on the Southern margin of Surrey Road and fronts 125 feet on the eastern margin of Kent Road, which was abandoned by the county. Said frontages being joined by a curve having a length of 39.27 feet, and extends back 150 feet on the eastern line and 90.84 feet on the Southern line to a point of intersection.

This property also includes half of Kent Road that joins the property that was abandoned by the Metropolitan Government of Nashville and Davidson County pursuant to Council Bill No. 85-938, on August 27, 1985.

Being the same property conveyed to Barbara Ann Rice by deed from James R. Ball and wife, Cheryl C. Ball, of record in Book 6374, page 165, Register's Office for Davidson County Tennessee.

Part of the consideration for this transfer is the assumption of a mortgage as record in Book 5991, page 573, Register's Office for Davidson County, Tennessee, in the original principal amount of $40,000.

unimproved ( )
This is improved ( ) property, known as 2814 Surrey Road, Nashville, TN 37214
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 4th day of February, 19 99.

Barbara Ann Rice

Barbara Ann Rice

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11342 PG. 78

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara Ann Rice, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5th day of February, 1999.

My Commission expires:
7-24-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIV

MAIL ENV.

99 FEB 16 PM 4:18
REGISTER
DAVIDSON COUNTY, TN.

FEE, TIF, & REFERENCE
05494695

01 CHECK
177.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11342 PG. 79

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

0549495

IDENTIF. ↓ REFERENCE

99FEB 16 PM 4:18

REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

02/16/99 01 16:16 0001 636B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425623