58B

BOOK 11346 PG. 721

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Teresa Kay Williams 613 Woodhaven Drive Smyrna, TN 37167	Same	42-9-3

This instrument prepared by: David B. Gray Hix Gray & Nave, PLLC
315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Maryellen Castimore ("Grantor") has bargained and sold, and hereby transfers and conveys to Teresa Kay Williams, a married person ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Right-of-way easement for Highway Purposes of record in Book 4823, page 48, Register's Office for said County.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and her heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 915 Old Hickory Boulevard, Madison, Tennessee 37115.

EXHIBIT A

Land in Davidson County, Tennessee being part of Lot No. 1 on the Plan of the Gleaves Land in the 11th District and being designated as Lot 10 and the west 20 feet of Lot 11 on the Map of Locust Hill, not of record, and described according to a survey made by S.E. Davis, Surveyor, dated January 10, 1946, and Richard B. Omohundro, Surveyor, dated June 18, 1977, as follows:

Beginning at a point in the south margin of Old Hickory Boulevard at the common corner of Lots Nos. 9 and 10; thence with the line between said two lots South 364.6 feet to a point; thence N 79 degrees 45 minutes E 120 feet to a point; thence North 364.6 feet to the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard westerly 120.0 feet to the point of beginning.

Being the same property conveyed to Maryellen Castimore, an unmarried person, by deed of record in Book 10369, page 420, Register's Office for Davidson County, Tennessee.

EXECUTED as of the 19th day of February, 1999.

MARYELLEN CASTIMORE

Notarial Seal
John S. Lankey, Jr., Notary Public
Monroeville Boro, Allegheny County
My Commission Expires May 20, 2002
Member, Pennsylvania Association of Notaries

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Maryellen Castimore, 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 seal, this 17 day of February, 1999.

Notarial Seal
John S. Lankey, Jr., Notary Public
Monroeville Boro, Allegheny County
My Commission Expires May 20, 2002

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of February, 1999.

NOTARY PUBLIC

My Commission Expires:
2/25/2000

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0550904

99FEB 19 PM 1:39

REGISTER
COUNTY, TN.

792.00

02CHECK

03/19 010 5

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11346** PG. **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

99FEB 19 PM 1:39

0550904

IDENTIF. # REFERENCE

CASH

	210000.00
CON TX	777.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	792.00
CHECK	792.00

02/19/99 08 13:48 0001 7875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427106