WARRANTY DEED

BOOK 11350 PG. 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

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

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN B. FROGGE (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	83-14-24
1912 SOUTH 20TH STREET (ADDRESS)	210 WILDWOOD PARKWAY (ADDRESS)	23W-18600
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35209 (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, CATHERINE RILEY AND LOUISE SMITH AND FRANCES STEINER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. FROGGE AND JAN M. HATLEBERG, HUSBAND AND WIFE

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 the southerly half of Lot Nos. 26 and 27, on the Map of RICHARDSON PLACE, of record in Book 547, page 135, Register's Office for DAVIDSON County, Tennessee.

SAID part of said Lot Nos. 26 and 27 front 78-1/2 feet on the westerly margin of SOUTH 20TH STREET, formerly OAK HILL DRIVE, and extends back between parallel lines, 117.2 feet more or less to the easterly line of Lot No. 28 of said Subdivision.

BEING the same property conveyed to CLARICE M. BOWMAN AND WILLIE D. BOWMAN, by deed from Luke E. Harvey and wife, Mary Belle Harvey, of record in Book 1715, page 461, Register's Office for DAVIDSON County, Tennessee. The said WILLIE D. BOWMAN predeceased CLARICE M. BOWMAN. The said CLARICE M. BOWMAN has since died; and by Last Will and Testament being recorded simultaneously herewith, subject property was devised to CATHERINE RILEY, LOUISE SMITH, and FRANCES STEINER.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of CATHERINE RILEY, LOUISE SMITH, and

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1912 SOUTH 20TH STREET, NASHVILLE, TN 37206
(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 our hand s this 19th day of February 19 99

CATHERINE RILEY Catherine Riley
By: Connie J. Stapleton
CONNIE J. STAPLETON, ATTORNEY-IN-FACT

FRANCES STEINER Frances Steiner
By: Connie J. Stapleton
CONNIE J. STAPLETON, ATTORNEY-IN-FACT

LOUISE SMITH Louise Smith
By: Connie J. Stapleton
CONNIE J. STAPLETON, ATTORNEY-IN-FACT

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

*** LEGAL DESCRIPTION CONTINUATION

FRANCES STEINER, by CONNIE J. STAPLETON, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated January 25, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 CONNIE J. STAPLETON, 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 on behalf of CATHERINE RILEY, LOUISE SMITH, and FRANCES STEINER, as their Attorney-in-Fact, as the free act and deed of the within named CATHERINE RILEY, LOUISE SMITH, and FRANCES STEINER.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of FEBRUARY, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

98055186 5

FEB 23 AM 9:40

MARGARET ALLEN REGISTER
DAVIDSON COUNTY, TN.

347.70 CHECK 02/23 0101 COPIES TOTD 6888

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 740

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

0551865

IDENTIF. & REFERENCE

99 FEB 23 AM 9:40

REGISTER
DAVIDSON COUNTY, TN.

CAMT	$1000.00
CON TX	336.70
PRFEE	1.00
MDEED-	8.00
CFEE	2.00
TOTAL	347.70
CHECK	347.70

02/23/99 01 09:38 0001 8889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428107