FILE BOX-9B
FIRST TITLE & ESCROW COMPANY, INC.

#16246 BOOK 11351 PG. 173 BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $461,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 1999

Notary Public

My Commission Expires: 9/18/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Harold Pinkley and wife, Joan Pinkley 409 Leake Avenue Nashville, TN 37205	First American National Bank First American Center Nashville, TN 37237	130-02-0-129.00 BM 07354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESTER P. SANDERS AND WIFE, PATRICIA A. SANDERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HAROLD PINKLEY AND WIFE, JOAN PINKLEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the rear or westerly 102-1/2 feet of Lots Nos. 14 and 15 on the Plan of a Subdivision of Lots Nos. 19, 20, and 21 in Belle Meade Plan of Lots, as of record in Book 421, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Leake Avenue, at the corner of Lots Nos. 15 and 16; thence southerly, with the line between Lots Nos. 15 and 16 and the line between Lots Nos. 14 and 17 on said Plan, 220 feet to the corner of Lots Nos. 13, 14, 17 and 18; thence with the line between Lots Nos. 13 and 14, easterly 102-1/2 feet to a point 192 feet westerly from the westerly margin of Belle Meade Boulevard; thence northerly 219-1/2 feet, more or less, to a point on the southerly margin of Leake Avenue, 190 feet westerly from the westerly margin of Belle Meade Boulevard; thence with the southerly margin of Leake Avenue, westerly 102-1/2 feet to the beginning.

Being the same property conveyed to Chester P. Sanders by deed from Margaret H. McAlister Wiley and husband, David W. Wiley, of record in Book 9731, page 507, Register's Office for Davidson County, Tennessee.

107636.1

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 409 Leake Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of February, 1999.

Chester P. Sanders

Chester P. Sanders

Patricia A. Sanders

Patricia A. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHESTER P. SANDERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of February, 1999.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA A. SANDERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of February, 1999.

Notary Public

My Commission Expires: 9/18/99

99 FEB 23 AM 10:52

05519986

RECEIVED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

99 02/23 0101 02CHECK 1720.70

107636.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

05519866

IDENTIFICATION & REFERENCE

99FEB 23 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

CAMT
461000.00
CON TX 1705.70
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1720.70
CHECK 1720.70
02/23/99 01 10:50 0001 9012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428230