This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Robert J. Deegan
2905 23rd Ave. South
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First American National Bank
First American Center, NA7282
Nashville, TN 37237-7282

MAP 117-2
GROUP
PARCEL 162

BOOK 11358 PG. 293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John P. Moss and wife, Debra H. Moss** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert J. Deegan and wife, Patricia M. Deegan**, 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. 7 of A Development of the Stokes Tract, Block 2, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John P. Moss and wife, Debra H. Moss by deed from Robert L. White and wife Dorthy Harwell White of record in Book 9012, page 740, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 2905 23rd Ave. South, Nashville, Tennessee 37215.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0553842
IDENTIF. & REFERENCE
99FEB 26 PM 2:23
REGISTER
DAVIDSON COUNTY, TN.
0005 02/26/99 0101 02/CHECK 1084.00

WITNESS our hands this the 15th day of February, 1999.

John P. Moss

Debra H. Moss

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John P. Moss and wife, Debra H. Moss**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11358 PG. 295

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

0553842

IDENTIF. & REFERENCE

99FEB 26 PM 2:23

REGISTER
DAVIDSON COUNTY, TN.

CAPT

	290000.00
CON TX	1073.00
PRFEE	1.00
MISCD	8.00
CFEE	2.00
TOTAL	1084.00
CHECK	1084.00

CD/DL/FF 01 14:22 0001 0986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430186