WARRANTY DEED

BOOK 11359 PG. 499

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 6-13-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Garner (NAME)	Same (NAME)	MAP 42-11
630 W. Old Hickory Blvd. (ADDRESS)	(ADDRESS)	PARCEL 29.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Richard H. Wynne, Betty Ezell, by and through Richard H. Wynne, Attorney In Fact, and Pamela Bess, Heirs At Law of Elise Ledbetter Wynne, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Garner and husband, Kenneth Garner

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 the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Solon E. Davis, Engineer, October 26, 1953, as follows:
BEGINNING at a point on the northerly margin of Old Hickory Boulevard, at the intersection with the east line of Marthonna Road; thence with the margin of Marthonna Road North 1 deg. 30' east 280 feet to a point; thence south 85 deg. 56' 30" east 145 feet to a point; thence southerly 280.15 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same westerly 145 feet to the beginning, excepting, however, a small triangle at the southeast corner of the lot, to be taken for a curve at the intersection of said Old Hickory Boulevard and Marthonna Road.

Being the same property conveyed to Elise Ledbetter Wynne, by Quitclaim Deed of record in Book 10094, page 351, Register's Office for Davidson County, Tennessee. The said Elise Ledbetter Wynne having since died, property then vested in her heirs at law being Richard H. Wynne, Betty Ezell and Pamela Bess.

This is not the principal residence of the Grantors.

RICHARD H. WYNNE executes this instrument as Attorney in Fact for Betty Ezell pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is unproved (X) property, known as 630 Old Hickory Boulevard, Madison, TN 37115
(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 23rd day of February 19 99

Richard H. Wynne

Betty Ezell
By: Richard H. Wynne
Richard H. Wynne, Attorney In Fact

Pamela Bess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11359 PG. 5[illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Wynne, Betty Ezell by and through Richard H. Wynne, Attorney In Fact and Pamela Bess, Heirs At Law of Elise Ledbetter Wynne, deceased

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 23rd day of February, 19 99.

Commission expires 6-13-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

State of Tennessee:
County of Davidson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD H. WYNNE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact for BETTY EZELL and is authorized by BETTY EZELL to execute this instrument on her behalf.

Witness my hand and official seal on this 24th day of February, 1999, at Goodlettsville, Tennessee.

My commission expires: 6-13-2000

NOTARY PUBLIC

055413

99 MAR -1 AM 9:39

MAIL ENV.

1290 03/01 0101 03CHECK 406.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11359 PG. 501

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

05541137

INSTRUMENT # REFERENCE

99 MAR -1 AM 9:39

CAMT 107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 406.90
CHECK 406.90

03/01/99 01 09:37 0001 1290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430482