WARRANTY DEED

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Barnette	New South Federal Savings Bank	MAP #74-8
(NAME)	(NAME)	
7005 Bonnavent Drive	1900 Crestwood Boulevard	PARCEL #53
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35283-0180	
(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, James R. Morgan and wife, Brenda F. Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony J. Barnette and wife, Gretchen E. Barnette

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:

BEING Lot No. 802, on the Map of Hermitage Hills, Section 7, of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 802 fronts 90 feet on the westerly margin of Bonnavent Drive and runs back between lines measuring 150 feet on the northerly side and 149.1 feet on the southerly side to a dead line in the rear on which it measures 72.53 feet.

BEING the same property conveyed to James R. Morgan and wife, Brenda F. Morgan by Quitclaim Deed from Patricia M. Gwin, Trustee, of record in Book 5573, Page 763, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7005 Bonnavent Drive, Hermitage, TN 37076
(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 26th day of February 19 99

James R. Morgan

James R. Morgan

Brenda F. Morgan

Brenda F. Morgan

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 James R. Morgan and wife, Brenda F. Morgan

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 Nashville, Tennessee, this 26th day of February, 19 99.

Commission expires 5/25/2000

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

ANITA L. STAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

0554997

RECEIVED & RECORDED

99 MAR -2 PM 1:18

REGISTER
DAVIDSON COUNTY, TN

2175 03/02/99 0101 03CHECK

369.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 541

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

05549997

IDENTIFICATION REFERENCE

99 MAR -2 PM 1:18

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

CAMT	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.90
CHECK	369.90

03/02/99 01 13:16 0001 2175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431363