BOX 44

Bot 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 $273,500.00.

Robert Wayne Mayo
Affiant

Subscribed and sworn to before me, this 26th day of February, 1999.

Notary Public

My Commission Expires: 11/22/99

Address New Owner As Follows:
Robert Wayne Mayo and wife,
Julie L. Mayo
6401 Brownlee Drive
Nashville, TN 37205

Send Tax Bills To:
SunTrust Bank, Nashville
P. O. Box 530718
Nashville, TN 37219

Map-Parcel Number:

Map115-11-036
8DZ 66465

99 MAR -2 PM 3:52
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

INSTR. # REFERENCE

05552257

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, **PHILLIP W. TANNER AND WIFE, BRYANT TANNER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT WAYNE MAYO AND WIFE, JULIE L. MAYO**, 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 Lot No. 88 on the Plan of West Estates, Section One, of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 88, which is a corner lot, fronts 106.74 feet on the southerly margin of Brownlee Drive and fronts 175 feet on the westerly margin of Torrington Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 207.4 feet on the westerly line and 223 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Phillip W. Tanner and wife, Bryant Tanner by deed from J. Michael Kelly and wife, Catherine Q. Tanner, of record in Book 10837, page 320, Register's Office for Davidson County, Tennessee. It is hereby agreed and understood that Bryant Tanner and Bryant G. Tanner is one and the same person, and that Phillip W. Tanner and Philip W. Tanner, is one and the same person.

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:

1. 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.

2. Restrictive covenants contained in instrument of record in Book 2864, page 348, Register's Office for Davidson County, Tennessee, as amended in Book 4503, page 111, Register's Office for said County.

3. Matters shown on the Plan of record in Book 2663, page 110, Register's Office for said County.

This is improved property known as 6401 Brownlee Drive, 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 26th day of February, 1999.

Phillip W. Tanner

Bryant Tanner

By: Philip W. Tanner attorney-in-fact
Philip W. Tanner, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILLIP W. TANNER,** 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 26th day of February, 1999.

Notary Public

My Commission Expires: 11/27/99

0020606.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILIP W. TANNER**, with whom I am personally acquainted, 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**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of February, 1999.

Notary Public

My Commission Expires: 11/26/99

2441 03/02 0101 03CHECK 1026.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11363 PG. 707

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

CAHT

273500.00
CON TX 1011.95
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1026.95
CHECK 1026.95

03/02/99 01 15:50 0001 2441

0555257

IDENTIF. & REFERENCE

99MAR-2 PM 3:52

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431627