WARRANTY DEED

BOOK 11367 PG. 965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1999

Notary Public

MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conan Luker Ewing (NAME)	Premier Bank of Brentwood (NAME)	086-12-0-017.00
437 Rockwood Drive (ADDRESS)	119 Franklin Road (ADDRESS)	
Hermitage, TN 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Nancy Elizabeth Middlebrooks, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Conan Luker Ewing

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. 12 on the Plan of Hermitage Woods, Section 3, of record in Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more detailed description of said lot.

Being the same property conveyed to George Howard Middlebrooks and wife, Nancy Elizabeth Middlebrooks by deed from Danny Twilley and wife, Diane Twilly by instrument of record in Book 6968, page 172, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5211, page 812, as amended in Book 5239, page 850 and Book 6145, page 135, Register's Office for Davidson County, Tennessee.

Plan of record in Book 5050 page 109 & 110 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 437 Rockwood Drive, Hermitage, TN 37212
(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 my hand this 26th day of February 19 99

Nancy Elizabeth Middlebrooks

Nancy Elizabeth Middlebrooks
by Mary Lewing, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Elizabeth Middlebrooks, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 26th day of February 19 99.

Commission expires _____

_____
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

All other easements and restrictions of record in said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MARY E. EWING, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE IS THE ATTORNEY-IN-FACT OF NANCY ELIZABETH MIDDLEBROOKS AND IS AUTHORIZED BY NANCY ELIZABETH MIDDLEBROOKS TO EXECUTE THIS INSTRUMENT ON BEHALF OF NANCY ELIZABETH MIDDLEBROOKS.

WITNESS MY HAND, AT FRANKLIN, TENNESSEE, THIS 26TH DAY OF FEBRUARY, 1999.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/22/01

THOMAS SIDNEY KNOX NOTARY PUBLIC AT LARGE

MAIL ENV.

05564483

IDENTIF. & REFERENCE

99MAR-4 AM10:50

BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

3704 03/04 0101 03CHECK 214.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11367 PG. 967

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

0556483
IDENTIF. ↑ REFERENCE

99 MAR -4 AM 10:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

03/04/99 01 10:48 0001 3704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432882