RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BOOK 11378 PG. 577

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $117,500.00

A. Brian Yandell
Affiant

Subscribed and sworn to before me, this _____ day of March, 1999.

Mitchell A. Watts
Notary Public

My commission expires 9-24-2001

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
A. Brian Yandell 840 Argyle Avenue Nashville, TN 37212	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map Parcel 105-05-0/505

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Johnny Richardson, an unmarried person, and David Reeder, a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto A. Brian Yandell, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Map of Waverly Place as of record in Book 57, page 95, the southeast corner of Lot No. 31 on the Map of Fairview Addition as of record in Book 57, page 94 Register's Office for Davidson County, Tennessee and a part of Morningvale Avenue lying between said two lots, together described as follows:

Beginning at the northeast corner of Argyle Avenue and an alley opened through said Lot no. 31, thence with the easterly margin of said alley northerly 201.5 feet to the southerly margin of an alley running parallel with Argyle Avenue; thence with the southerly margin of said alley easterly 50 feet; thence southerly parallel with the first line 201.5 feet to the northerly margin of said Avenue; thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to Johnny Richardson and David Reeder by deed from Dorothy Jordon of record in Book 11041, page 741, Register's Office for Davidson County, Tennessee.

This property is improved property known as 840 Argyle Avenue, Nashville, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 12th day of March, 1999

Johnny Richardson

David Reeder

Gail H. Reeder, who joins this conveyance to convey any marital interest she may have.

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 Johnny Richardson, David Reeder and Gail H. Reeder, 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 5th day of March, 1999.

Notary Public

My Commission expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05559999
IDENTIFY A REFERENCE
99 MAR 11 AM 8:14
[illegible]
[illegible]
6810 02/11 0101 02CHECK 445.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11378 PG. 579

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

0559398

IDENTIFY A REFERENCE

99 MAR 11 AM 8:14

CAMT
117500.00
CON TX 434.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 445.75
CHECK 445.75

03/11/99 01 08:13 0001 6810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435954