WARRANTY DEED

BOOK 11396 PG. 482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Denise Dillard (NAME)	First Republic Mortgage (NAME)	103-3-164
4706 Idaho Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	25W 01970
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Estate of Ruth K. Proctor , Peggy Ann Phillips, Executrix and Devisee, Robert Kimbro Proctor, Devisee; and Bonnie Jean Evans now known as Bonnie J. Proctor, Devise HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Denise Dillard, a single person

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. 607 of Block 2 on the Plan of Charlotte Park Company's Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 607 fronts 50 feet on the northerly side of Idaho, formerly 5th, Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to G. R. Proctor and wife, Ruth K. Proctor by deed from H. E. Hines and wife, Bettie Hines of record in Book 1323, page 349, Register's Office, Davidson County, Tennessee. The said G. R. Proctor having since predeceased the said Ruth K. Proctor who has since died testate on October 7, 1998. Peggy Ann Phillips was appointed Executrix under the Last Will and Testament of Ruth Estelle Kimbro Proctor of record in Will Book 223, Page 401, Probate Court for Davidson County, Tennessee,* and she executes this document pursuant thereto. Ruth Estelle Kimbro Proctor and Ruth K. Proctor being one and the same person.

The legal description contained herein is the same as in the previous deed of record.

*Said Last Will and Testament also of record in Book 11373, page 488-492, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4706 Idaho Avenue, Nashville, TN 37209
(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 19th day of March 19 99

Estate of Ruth K. Proctor
By Peggy Ann Phillips
Peggy Ann Phillips, Executrix

Robert Kimbro Proctor

Bonnie Jean Evans
same as Bonnie J. Proctor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

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

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 Peggy Ann Phillips and Robert Kimbro Proctor and Bonnie J. Proctor, 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 19th day of March, 1999.

_____
Notary Public

My Commission Expires: _____

STEVEN G. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEPT. 23, 2000

2402 03/23 0101 COCHECK 455.00

FILED
1999 MAR 23 PM 1:50
REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11396 PG. 484

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

0564728

ADDITIONAL REFERENCE

99 MAR 23 PM 1:50

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

03/23/99 01 13:49 0001 2402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441494