Box 2

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11400 PG. 21

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

CATHERINE A. NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAEVE E. MCCONVILLE	REGIONS MORTGAGE, INC.	MAP 104-14
(NAME)	(NAME)	
2821 WOODLAWN DRIVE	315 UNION STREET	PARCEL 41.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37215	NASHVILLE, TN 37201	
(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, CAROLYN MARIE RICKETTS, EXECUTRIX FOR THE ESTATE OF WILLIAM E. MORGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAEVE E. MCCONVILLE, UNMARRIED

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:

Two parcels of land in Davidson County, Tennessee, described as follows:

PARCEL 1: Being part of Lot Nos. 16 and 17 on the map of Sharondale Subdivision, of record in Book 332, Page 119, and being Lot No. 3 on an unrecorded map of W.T. Clark's Subdivision and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Surveyor, October 26th, 1947, as follows:

Beginning at a point in the southeasterly margin of Woodlawn Drive or Avenue at the corner of Lot Nos. 2 and 3; said point likewise being 120.3 feet southwest of the right-of-way line of the Tennessee Central Railroad as measured along the margin of Woodlawn Avenue, which is a slight curve; thence with the line between Lot Nos. 2 and 3 southeasterly 164 feet to a point; thence south 43 degrees 30 minutes west 55 feet to the corner of Lot Nos. 3 and 4; thence with the line between said lots, northwesterly 164 feet to the margin of Woodlawn Drive; thence with the margin of same, easterly around a slight curve, 60 feet to the beginning.

PARCEL 2: Beig part of the easterly one-half of Lot No. 16 on the plan of Sharondale, as of record in Book 332, Page 119, Register's Office for said County, described as follows:

Beginning at the corner of Lot Nos. 15 and 16 and the southwesterly margin of Tennessee Central Railroad right-of-way; thence with the line between Lot Nos. 15 and 16, southwestwardly 155 feet; thence northwestwardly 75 feet, more or less; thence northeastwardly 157 feet, more or less, to the southwesterly margin of Tennessee Central Railroad right-of-way; thence with said

CONTINUED

unimproved ( )
This is improved (X) property, known as 2821 WOODLAWN DRIVE, NASHVILLE, TENNESSEE 37215
(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 23rd day of March 19 99

Carolyn Marie Ricketts

CAROLYN MARIE RICKETTS, EXECUTRIX FOR THE ESTATE OF WILLIAM E. MORGAN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned

said County and State, the within named CAROLYN MARIE RICKETTS, EXECUTRIX

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 23rd day of March 19 99.

Commission expires 5-27-2000

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

WARRANTY DEED

FROM

CAROLYN RICKETTS, EXECUTRIX

TO

MAEVE E. MCCONVILLE

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

CATHERINE R. TICE
Notary Public in and for
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENN.

99 MAR 25 PM 2:33

RECORDED TODD GRAVES

0565621

LEGAL DESCRIPTION CONTINUATION

right-of-way, southeastwardly 58 feet to the corner of Lot Nos. 15 and 16, the point of beginning.

Being the same property conveyed to William E. Morgan and wife, Halcyon Morgan by deed from James F. Turner and wife, Nancy G. Turner of record in Book 108, Page 215, Register's Office for Davidson County, Tennessee. The said Halcyon Morgan having since deceased leaving her interest to William E. Morgan. The said William E. Morgan is now deceased appointing Carolyn Marie Ricketts to be the Executrix of his estate of record in Will Book 219, Page 692, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4737, PAGE 341, REGISTER'S OFFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 1: Beginning at the point of intersection of the south margin of Woodlawn Drive and the east boundary of this property; said point being westwardly 120.3 feet from the west right of way of the Tennessee Central Railroad; thence along the said east boundary south 35 degrees east 2.5 feet to a point; thence south 50 degrees 23 minutes west 59.7 feet to a point in the said south margin; thence along the said south margin north 48 degrees east 60.0 feet to the point of beginning.

PARCEL 2: Beginning at a point in the east boundary described above, said point being south 35 degrees east 164.0 feet from the said south margin of Woodlawn Drive; thence north 48 degrees 30 minutes east 102.0 feet to a point in the west right of way described above; thence along the said west right of way southwardly along a curve left having a radius of 1482.4 feet for 60.0 feet to a point; thence south 43 degrees 30 minutes west 96.6 feet to a point; thence north 38 degrees 30 minutes west 67.7 feet to the point of beginning.

Being the same property conveyed to State of Tennessee by deed from William E. Morgan and wife, Halcyon Morgan of record in Book 4737, Page 341, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11400 PG. 24

0565621

INSTRUMENT REFERENCE

99 MAR 25 PM 2:33

CHRT
190500.00
CO TX 734.45
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 749.45
CHECK 749.45
03/25/99 01 14:37 0001 3373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442452