WARRANTY DEED

BOOK 11400 PG. 845

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

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

NOTARY PUBLIC AT LARGE DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Reed	New South Federal Savings Bank	131-03 202.00
(NAME)	(NAME)	
1711 Temple Avenue	1900 Crestwood Bouldevard	16DA 27200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35283-0180	
(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, Julianne Jennings Lewis and Jeffrey Jennings and Jan Talcott McEwen and Marie Talcott Beagle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Reed and wife, Martha Stamps Reed and Richard P. Stamps

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, TN, BEING Lot No. 60 on the Plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John M. Reed and wife, Martha Stamps Reed and Richard P. Stamps by deed from Juliann Jenning Lewis and Jeffrey Jennings and Jan Talcott McEwen and Marie Talcott Beagle, which deed is being recorded simultaneously herewith.

Sarah F. Stamps as spouse of Richard P. Stamps hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property, but is in no way obligated for the repayment of the indebtedness secured herein.

Being the same property conveyed to Lowell B. Boaz and wife, Ellen R. Boaz, by deed from Jack D. Currier and wife, Hallie A. Currier, of record in Book 2042, page 75, Register's Office for Davidson County, TN. Lowell B. Boaz having died and Ellen R. Boaz having subsequently died, the property was devised to Juliann Jennings Lewis, Jeffrey Jennings, Jan Talcott McEwen and Marie Talcott

CONTINUED

unimproved ( )
This is improved (X) property, known as 1711 Temple Avenue, Nashville, TN 37215 03/26 0101 03CHECK 621.13
(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 our hand s this 23rd day of March, 19 99

Julianne Jennings Lewis by Jan Rose Jennings Att'y in fact
Julianne Jennings Lewis

Jan Talcott McEwen by Jan Rose Jennings Att'y in fact
Jan Talcott McEwen

Jeffrey Jennings by Jan Rose Jennings Att'y in fact
Jeffrey Jennings

Marie Talcott Beagle by Jan Rose Jennings Att'y in fact
Marie Talcott Beagle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11400 PG. 846

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jean Rose Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Julianne Jennings Lewis, Jeffrey Jennings, Jan Talcott McEwen and Marie Talcott Beagle, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Julianne Jennings Lewis, Jeffrey Jennings, Jan Talcott McEwen and Marie Talcott Beagle, the bargainor(s), by the said, Jean Rose Jennings, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of March, 1999.

Notary Public

My Commission Expires: 5/27/2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Beagle under Will of Ellen Rose Boaz, Probate #97P1202, of record in Will Book 220, page 472, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 1129, page 321, as amended in Book 6104, page 64; Plan of record in Book 974, page 19; all in the Register's Office for Davidson County, TN.

MAIL ENV.
99 MAR 26 AM 9:30
RECEIVED
05655880

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11400 PG. 847

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

0565880

99:03:26 AM 9:30

CAMT
164900.00
CON TX 610.13
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 621.13
CHECK 621.13

03/26/99 01 09:29 0001 3641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442717