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WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $80,808.08.

Affiant

Sworn to and subscribed before me on this the 22 day of March, 1999.

NOTARY PUBLIC
My Commission Expires: 11/9/99

MORTGAGEE:

Mail

EQUITY MORTGAGE, INC.
205 E. Harbor
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Malcolm X. Dean	Same	83-05-247
911 N. 14th Street		
Nashville, TN 37226		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **EQUITY MORTGAGE, INC.**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MALCOLM X. DEAN and wife, LISA C. DEAN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map showing subdivision of the Lands of Mrs. W. F. Todd of record in Book 161, Page 100, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to EQUITY MORTGAGE, INC. by Trustee's Deed of record in Book 11228, Page 907, Register's Office for Davidson County, TN.

This is (improved/unimproved) property known as 911 North 14th Street, Nashville, TN 37226.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 12th day of March, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EQUITY MORTGAGE, INC.

BY: _____
Dan Lewis, President

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared DAN LEWIS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be President or other officer authorized to execute the instrument of EQUITY MORTGAGE, INC., the within named bargainor, a corporation, and that Dan Lewis, as such President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as President.

WITNESS my hand and official seal at Hendersonville Tennessee, this the 12th day of March, 1999.

_____
NOTARY PUBLIC

My commission expires: 6-24-2008

0566482
IDENTIFICATION REFERENCE
99 MAR 29 AM 9:30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0566482

IDENTIFICATION REFERENCE

99:03:29 PM 8:30

CHRT 80809.08
CON TX 298.99
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 309.99
CHECK 309.99

03/29/99 01 08:29 0001 4290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443360