Box 50-C

File Box 9B
First Title & Escrow Co.,Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

16381

BOOK 11411 PG. 197

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TIMOTHY J. MOSES (NAME)	REGIONS MORTGAGE (NAME)	Map 104-5
3708 Princeton Avenue (STREET ADDRESS OR ROUTE NUMBER)	605 South Perry Street (STREET ADDRESS)	Parcel 173
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Montgomery, AL 36401 (CITY) (STATE) (ZIP)	F.B. 26W-475

FOR AND IN 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, CAROLYN JARRETT ELAM, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF CHRISTINE JARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY J. MOSES AND WIFE, PATRICIA A. DRAKE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being the easterly 34 feet front and 30 feet in rear of Lot No. 3 and the westerly 25 feet front and 20 feet in rear of Lot No. 4 on the Map of J. D. Terry's Subdivision of Lots nos. 411 and 503, in the Richland Realty Company's Division "C", as of record in Book 421, page 186, Register's Office for said County, described as follows:

Beginning on the northerly margin of Princeton Avenue 25 feet westerly from the corner of Lots No. 4 and 5 on said plan; thence northerly 135 feet, more or less, to a point on a 30-foot alley 20 feet easterly from the corner of Lots Nos. 3 and 4; thence westerly, with the southerly margin of said alley, 50 feet to a point 30 feet westerly from the corner of said Lots Nos. 3 and 4; thence southerly 170 feet, more or less, to a point on the northerly margin of Princeton Avenue 34 feet westerly from the corner of Lots Nos. 3 and 4; thence easterly, with the northerly margin of said Avenue, 59 feet to the beginning.

Being the same property conveyed to Christine Jarrett by deed from Harold Preston Bathrop and wife, Betty M. Bathrop of record in Book 3280, page 211, said Register's Office. The said Christine Jarrett has since died and devised said property to Carolyn Jarrett Elam by Will of record in Will Book 224, page 384, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 186, said Register's Office.

5 68528

99 APR -1 AM 11:10

FILED IN THE REGISTER
DAVIDSON COUNTY, TN.

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

unimproved ( )
This is improved (XX) property, known as 3708 Princeton Avenue, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 1999.

Carolyn Jarrett Elam

CAROLYN JARRETT ELAM, DEVISEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN JARRETT ELAM

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of March, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 29 2000

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00

Carolyn Jarrett Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 99.

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 29 2000

Notary Public

WARRANTY DEED

FROM
CAROLYN JARRETT, ELAM
DEVISEE

TO
TIMOTHY J. MOSES AND
WIFE,
PATRICIA A. DRAKE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 11411 PG. 199

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

568538

99 APR -1 AM 11:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DATE
RECD 0.00
[illegible] 7, 50.00
RFEE 1.00
MFEE 3.00
CFEE 2.00
TOTAL 77.15
CHECK 77.15
[illegible] 11:0[illegible] 2001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445484