WARRANTY DEED

BOOK 11413 PG. 80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

NOTARY PUBLIC AT LARGE

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
Helen J. Berry	First Trust Mortgage Company	172-12-A 56.00
(NAME)	(NAME)	
940 Fallview Trail	6525 Quail Hollow, Suite 300	6D 77598
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38120	
(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, John S. Maggart, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen J. Berry, 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:

Land in Davidson County, Tennessee, BEING Lot No. 318 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, page 6, amended in Plat Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John S. Maggart, married, by deed from LeAnn E. Smithfield, now Wood, and husband, William B. Wood, of record in Book 10030, page 204, Register'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 8074, page 269; By-Laws of record in Book 8071, page 531; Charter of record in Book 8071, page 520; Agreement and easement of record in Book 1113, page 606; Plan of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 117; all in the Register's Office for Davidson County, Tennessee.

Sabrina Maggart joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of John S. Maggart.

unimproved ( )
This is improved (X) property, known as 940 Fallview Trail, Nashville, TN 37211
(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 31st day of March 19 99

John S. Maggart

Sabrina Maggart

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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 John S. Maggart and wife, Sabrina Maggart

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~xhex~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March 19 99

Commission expires 5/27/2001

PUBLIC AT LARGE

Jennifer Winslap
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

056895
99 APR -1 PM 5:00
WILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.
RECEIPT #
471.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11413 PG. 82

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

05688905

IDENTIFICATION/REFERENCE

99 APR -1 PM 5:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

114500.00
460.65
1.00
5.00
2.00
471.65
471.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445868