Box 17

WARRANTY DEED

BOOK 11414 PG. 458

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

John J. Oliver
Affiant

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

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001

NOTARY PUBLIC
AFFIX SEAL
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John J. Oliver	Guaranty Trust Company	MAP 72-15
(NAME)	(NAME)	
108 McKennell Drive	640 Broadmor Blvd., Suite 100	PARCEL 263
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	15DA 38588
(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, Christopher H. Fentress, Jr. and wife, Margaret L. Fentress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Oliver

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:

Being part of Lot Nos. 18 and 19 on the map showing M. P. Estes' Subdivision of Lot Nos. 1, 2, 4 to 9 inclusive and part of Lot Nos. 10 to 13 inclusive on the map of Sharpe & Horn's 6th Addition, of record in Book 843, page 39, of the Register's Office for said County, and described according to a survey made by Z. J. Wilkinson, Surveyor, February 10, 1942, as follows:

Beginning at a point in the easterly line of Lot No. 17 of said subdivision 141.2 feet north of the north margin of McKennell Avenue; thence easterly and parallel with the north margin of McKennell Avenue 166 feet to an iron pin 150 feet west of the westerly margin of Riverside Drive; thence southeasterly and parallel with the westerly margin of Riverside Drive 150 feet more or less to the north margin of McKennell Avenue; thence westerly along said north margin of McKennell Avenue 85.25 feet to the easterly line of said Lot No. 17 of said subdivision; thence northerly 141.2 feet to the point of beginning.

Being the same property conveyed to Christopher H. Fentress, Jr. and wife, Margaret L. Fentress by deed from Nina Rupert Ford of record in Book 10348, page 952, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 108 McKennell Drive, Nashville, TN 37206
(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 31st day of March 19 99

Christopher H. Fentress Jr.
Christopher H. Fentress, Jr.

Margaret L. Fentress
Margaret L. Fentress

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 Christopher H. Fentress, Jr. and wife, Margaret L. Fentress

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

Commission expires 11/24/2001

Laura A. Bailey
Notary Public

LAURA A. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

99A0056929 5
RECEIVED
99 APR -5 PM 1:53
REGISTER
DAVIDSON CO. TN.

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 11414 PG. 460

0569295

99 APR -5 PM 1:53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446261