File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16309

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. BROOKS HUBBARD (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	130-06
276 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110 (STREET ADDRESS)	9
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	07DZ30270

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, JOHN THOMPSON FORT, JR. AND WIFE, CYNTHIA M. FORT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. BROOKS HUBBARD AND WIFE, BRIGITTE B. HUBBARD

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 Lot No. 7 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Thompson Fort, Jr. and wife, Cynthia M. Fort by deed from Elizabeth H. Pride and Priscilla H. Hopkins, as Co-executrices of the Estate of Elizabeth Tankard Holeman, and individually, of record in Book 9386, page 619, said Register's Office.

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, pages 94 and 95, said Register's Office.

99 APR -6 AM 10:51

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unimproved ( )
This is improved (XX) property, known as 276 Harding Place, Nashville, Tennessee 37205

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 31st day of March, 19 99.

John Thompson Fort, Jr.
JOHN THOMPSON FORT, JR.

Cynthia M Fort
CYNTHIA M. FORT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN THOMPSON FORT, JR. AND WIFE, CYNTHIA M. FORT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of March, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

My Commission Expires SEPT. 23, 2000

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

My commission expires _____ Notary Public _____

BOOK 11416 PG. 665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00

W. Brooks Hubbard Brigitte B. Hubbard
Affiant

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

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM	TO
JOHN THOMPSON, JR. AND WIFE, CYNTHIA M. FORT	W. BROOKS HUBBARD AND WIFE, BRIGITTE B. HUBBARD

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 11416 PG. 666

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INSTRUMENT REFERENCE

99 APR -6 AM 10:50

RECORDED

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446793