WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Linda J. Stinson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/23/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J. Stinson (NAME)	Planters Bank & Trust Co (NAME)	161-11-0-D-84
411 English Ivy (ADDRESS)	PO Box 31 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Indianaolla, MS 38751 (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, James A. Pear, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda J. Stinson, 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. P-84 on the Plan of Villages of Brentwood, Phase VII, a Planned Unit Development of record in Plat Book 6900, page 777, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to James A. Pear, an unmarried person, by deed from Richard D. Moseley, Jr., an unmarried person, as of record in Book 10533, page 921, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6900, page 777, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6900, page 777, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for Water Main, as of record in Book 8197, page 338, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 411 English Ivy, Nashville, Tennessee 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

James A. Pear by Jennifer Paige Greenwood Cotton, as attorney in fact
James A. Pear

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Pear

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

Commission expires _____

_____
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

LEGAL DESCRIPTION CONTINUATION

Open Space Easement/Dedication, as of record in Book 7663, page 928, said Register's Office.

Declaration of Annexation as of record in Book 7528, page 816 and Book 7679, page 109, said Register's Office.

Boundary Plat of record in Book 6900, page 588, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Paige Greenwood Cotton, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of James A. Pear, and in authorized by James A. Pear, to execute this intrument on behalf of James A. Pear.

Witness my hand, at Brentwood, Tennessee, this 31st day of March, 1999.

My Commission Expires: 11.18.01

Notary Public

97&9 04/08 0101 03CHECK 366-20

99 APR -8 PM 12:57
WILLIAMSON COUNTY, TN.
REGISTER'S OFFICE
0571775

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11423** PG. **751**

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

05711775

INDEXING REFERENCE

99 APR -8 PM 12:57

REGISTER
DAVIDSON COUNTY, TN.

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

04/08/99 01 13:00 0001 9766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448775