WARRANTY DEED

BOOK 11423 PG. 773

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Petty	First Republic Mortgage	MAP 104
(NAME)	(NAME)	
2901 West Linden	3212 West End Avenue, Suite 500	GROUP 14
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN 37203	PARCEL 109
(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, Roy D. Horton and Albert B. Horton and The Estate of Jesse Washington Bissinger HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Petty, 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 the westerly one-half of the easterly one-half of the northerly one-half of Lot No. 30, Bel-Aire Estates, of record in Book No. 332, page no. 6, Register's Office for said County.

SAID part of Lot No. 30 fronts 50 feet on the southerly side of West Linden and running back between parallel lines, 192 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Roy D. Horton and Albert B. Horton and The Estate of Jesse Washington Bissinger by deed from Roy D. Horton and Albert Roy D. Horton and Albert B. Horton, as Co-Administrators cf The Estate of Aline Greene Bissinger of record in Book 11101, page 962, Register's Office, Davidson County, Tennessee.

ALSO BEING the same real property conveyed by Order of the Probate Court for Nashville, Davidson County, Tennessee, Docket No. 98P-330, dated October 26, 1998, allowing the Executor of the Estate of Jesse Washington Bissinger, to execute a Deed distributing the real property known as 2901 West Linden Avenue, Nashville, Tennessee, 37212, of record in Book No. 11170, page 126, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2901 West Linden, Nashville, Tennessee 37212
(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 2nd day of April 19 99

Roy D. Horton

Albert B. Horton

The Estate of Jesse Washington Bissinger
By: Roy D. Horton, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11423 PG. 774

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy D. Horton and Albert B. Horton

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 2nd day of April 19 99.

Commission expires September 28, 2002

Linda Bills
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roy D. Horton, as Executor of the Estate of Jesse Washington Bissinger, Doc ket No. 98P-330, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 1999.

Linda Bills
Notary Public Linda Bills

My Commission Expires: September 28, 2002

RECEIVED FOR REFERENCE
99 APR -8 PM 1:00
ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.
970 04/08 0101 03CHECK
551.20

05711779

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 11423 PG. 775

05711779

CROSS REFERENCE

99 APR -8 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT	146000.00
CON TX	540.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	551.20
CHECK	551.20

04/08/99 01 13:02 0001 9770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448779