29-52

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 11437 PG. 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***289,900.00

John Rush Jeffrey
Affiant

Subscribed and sworn to before me this 15th day of April, 1999.

Notary Public

My Commission Expires: 3/23/2002

ADDRESS OF NEW OWNER

JOHN RUSH JEFFREY
LAURA CAMPBELL
2312 Sterling Road
Nashville, Tennessee 37215

SEND TAX BILLS TO

SUNTRUST BANK
201 4th Avenue, North
Nashville, Tennessee 37219

MAP & PARCEL NOS.

MAP 117-2
PARCEL 222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***289,900.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOHN A. WAIDE and wife, BARBARA L. SANDERS WAIDE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN RUSH JEFFREY and LAURA CAMPBELL, both unmarried, as tenants in common with right of survivorship 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 Lot No. 4 on the Plan of Sterling Square as of record in Plat Book 5050, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John A. Waide and Barbara L. Sanders by deed from Coldwell Banker Real Property Services Corporation of record in Book 10096, page 350, Register's Office for Davidson County, Tennessee; the said Barbara L. Sanders now known as Barbara L. Sanders Waide.

This is improved property known as 2312 Sterling Road, Nashville, Tennessee 37215.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Sterling Square of record in Plat Book 5050, page 85, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of April, 1999.

JOHN A. WAIDE

BARBARA L. SANDERS WAIDE

99 APR 19 PM 1:19
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
5756888

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 A. WAIDE and BARBARA L. SANDERS WAIDE, the bargainors, 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 this 15th day of April, 1999.

Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

TOTO 6/1/99 5609
1083.63

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 11437 PG. 1[illegible]0

0575688

IDEXED, INDEXED, REFERENCE

99 APR 19 PM 1:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			289900.00
		CON TX	1072.63
		PRFEE	1.00
		MTGED	8.00
		CFEE	2.00
		TOTAL	1083.63
		CHECK	1083.63
04/19/99	01	13:21	0001 4095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453053