FILE BOX ~~9-B~~ 15
FIRST TITLE & ESCROW CO., INC.
#16412

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN J. GLENNON, JR. (NAME)	(NAME)	MAP 144
2048 Timberwood Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 22
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# FH4290

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, RICHARDSON M. ROBERTS AND WIFE, SYLVIA L. ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN J. GLENNON, JR. AND DEBORA P. GLENNON AS TENANTS IN COMMON

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:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BOOK 11439 PG. 200

99 APR 20 PM 1:47

05763380

IDENTIFICATION REFERENCE

DEL. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

unimproved ( )
This is improved (XX) property, known as 2048 Timberwood Drive, Nashville, Tennessee 37215

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 14th day of April, 1999

RICHARDSON M. ROBERTS

SYLVIA L. ROBERTS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARDSON M. ROBERTS AND WIFE, SYLVIA L. ROBERTS 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 14th day of April, 19 99.

My commission expires 9-29-01 Notary Public

STATE OF Tennessee
COUNTY OF Davidson

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.

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

My commission expires _____ Notary Public _____

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

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 15th DAY OF April, 19 99.

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RICHARDSON M. ROBERTS AND

WIFE, SYLVIA L. ROBERTS

TO

JOHN J. GLENNON AND

DEBORAH P. GLENNON

AS TENANTS IN COMMON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Bransford Realty Company's Forest Hills Subdivision, of record in Book 547, page 140, Register's Office for said County.

Being the same property conveyed to Richardson M. Roberts and wife, Sylvia L. Roberts by quitclaim deed from P.M.T. Services, Inc. of record in Book 8234, page 290, said Register's Office.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM is the property conveyed to Bruce Sinclair-Smith and wife, Anne Livingstone Sinclair-Smith, by deed of record in Book 3101, page 507, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 16 on the Plan of bransford Realty Company's Forest Hills Subdivision, of record in Book 547, page 140, Register's Office for said County and described according to an unregistered copy of a survey thereof made by Hickerson-Miller, Engineers-Surveyors, July 10, 1960, as follows:

Said part of said lot fronts 200 feet on the northwesterly side of Hillsboro Road and runs back between parallel lines, 655 feet to a dead line.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 7834, page 170, and Book 8275, page 969; and (3) All matters appearing on the Plan of record in Plat Book 547, page 140, said Register's Office.

EXHIBIT "A"

4826 04/20/00 0101 02CHECK TOTO 27.00

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

0576380

IDENTIFICATION REFERENCE

99 APR 20 PM 1:47

STATE OF TENNESSEE
DAVIDSON COUNTY, TN.

BOOK 11439 PG. 203

	CAMT
	730000.00
CON TX	2701.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2716.00
CHECK	2716.00

04/20/99 01 13:49 0001 4826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474780