BOOK 11447 PG. 432

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

mail

NEW OWNER:

Michael R. Moreland and wife,
Glynn H. Moreland
6100 Gardendale Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:

Regions Mortgage, Inc.
P.O. Box 8041
Little Rock, AR 72203-9531

MAP & PARCEL

158.03-0-037.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,000.00.

Michael R. Moreland
AFFIANT

Sworn to and subscribed before me
this 23rd day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 2/23/02

99 APR 26 PM 1:11

05786675

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, DAVID C. GEORGE and wife, PEGGY R. GEORGE, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MICHAEL R. MORELAND and wife, GLYNN H. MORELAND, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying, located and being in the Seventh (7th) Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Resubdivision of Lot 36, Section II and Resubdivision of Lot 477, Section VI of Hillsboro Park, of record in Book 8250, page 633, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being part of the same property conveyed to David C. George and wife, Peggy R. George by deed from Julia A. Wallace, of record in Book 4982, page 443, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do 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. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 158.03-0-037.00

2. All matters appearing on the Plan of the Resubdivision of Lot 36, Section II and Resubdivision of Lot 477, Section VI of Hillsboro Park, of record in Book 8250, page 633, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of Hillsboro Park, Section II, of record in Book 2331, page 61 and Book 2663, page 95, said Register's Office.

4. Restrictive Covenants of record in Book 2435, page 237, as corrected in Book 2447, page 303, and amended in Book 2603, page 440 and Book 4207, page 397, said Register's Office.

5. Restrictive covenants shown in instrument of record in Book 872, page 505, which have been made applicable by instrument of record in Book 2446, page 405 as corrected in Book 2447, page 303, said Register's Office.

6. Easements for Sanitary Sewers and/or Storm Drainage, of record in Book 7275, page 782, and Book 7946, page 860, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 6100 Gardendale Drive, Nashville, Tennessee 37215.

WITNESS our hands this 23rd day of April, 1999 in Franklin, Tennessee.

David C. George
DAVID C. GEORGE

Peggy R. George
PEGGY R. GEORGE

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 David C. George and wife, Peggy R. George, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of April, 1999.

Notary Public

My commission expires: 2/23/02

7378 04/26 0101 TOTO 97.00 CHECK 10:10:30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0578675

99 APR 26 PM 4:11

CAMT
269000.00
CON TX 995.30
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1010.30
CHECK 1010.30

04/26/99 01 16:13 0001 7278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477212