WARRANTY DEED

BOOK 11458 PG. 397

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Robert M. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF April 19 99

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLOTTE J. PENCE (NAME)	FT MORTGAGE COMPANIES D/B/A (NAME) **FIRST TENNESSEE MORTGAGE CO., INC.**	105-11-2
620 SOUTHGATE AVENUE (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	06DA-20745
NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (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, MARTHA LOUISE MAYBERRY BROOKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE J. PENCE AND*TIMOTHY A. JENKINS AND ROBERT M. TATE, **A MARRIED MAN,**
*** HUSBAND AS JOINT TENANTS WITH THE 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:

LAND in DAVIDSON County, Tennessee, being Lot No. 2, on the Map showing a Division of Lot Nos. 17, 18, and 19, on the Plan of JOHN B. WILLIAMS ADDITION, of record in Book 161, page 70, Register's Office for said County, for C. B. KELLEY AND COMPANY, said Kelley ReSubdivision not being of record, and being more particularly described according to a survey thereof made by W. A. Blanchard, Civil Engineer, dated August 19, 1946 and a survey by JOHN KOHL & COMPANY, P.C., dated April 28, 1999, as follows:

SAID Lot No. 2 fronts 50 feet on the northerly margin of SOUTHGATE AVENUE and extends back between parallel lines parallel to and 229 feet West of the westerly margin of Martin Street, 153 feet to a dead line.

BEING the same property conveyed to MARTHA LOUISE MAYBERRY, now known as MARTHA LOUISE MAYBERRY BROOKS, by deed from Oliver L. Mayberry and wife, Evelyn W. Mayberry, of record in Book 7109, page 402, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated April 28, 1999, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 620 SOUTHGATE AVENUE, NASHVILLE, TN 37203
(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 30th day of April 19 99

Martha Louise Mayberry Brooks
MARTHA LOUISE MAYBERRY BROOKS

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

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 MARTHA LOUISE MAYBERRY BROOKS

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of April, 19 99

Commission expires May 27, 2001

I. DYKE TATUM
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

*** CONTINUATION

LESLIE FLOWERS, LICENSE NO. 1659
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

0581614
RECEIVED FOR REFERENCE
99 MAY -3 PM 1:36
REGISTER
DAVIDSON COUNTY, TENN.
RECORDED TOTAL
$42.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11458 PG. 399

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

05816114

99 MAY -3 PM 1:36

REGISTER
DAVIDSON CO., TN.

CAMT $2500.00
CON TX 231.25
PRFEE 1.00
MTGTX 8.00
CFEE 2.00
TOTAL 242.25
CHECK 242.25
05/03/99 01 13:39 0001 0396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455090