Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1261

WARRANTY DEED BOOK 11461 PG. 921

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Estate of Mildred Elizabeth Bailey, , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mary Susan McClendon, unmarried , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County , Tennessee, being Lot No. 64 on thre Map of part of West Grove Subdivision of record in Book 421, page 87, Register's office for said county. Said Lot No. 64 fronts 50 feet on the west side of 39th Avenue North and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Estate of Mildred Elizabeth Bailey by Will of record in Book 226, Page 413, Probate #998370, Probate Court, Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 115 39th Avenue North, Nashville TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 1999

ESTATE OF MILDRED ELIZABETH BAILEY

By: K B Sullivan Exec.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared K B Sullivan, Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 30th day of April, 1999

Notary Public
My Commission Expires: 10-15-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 59,000.00

Subscribed and sworn to before me this 30th day of April, 1999

Notary Public
My Commission Expires: 10-15-2000

Affiant

Property Address: 115 39th Avenue North, Nashville TN 37209
Map 92-12 Parcel 139

Send Tax Bills to: Mary Susan McClendon, 115 39th Avenue North, Nashville TN 37209

RECEIVED $59.00 CHECK
TAX $0.00
99 MAY -4 PM 2:15
REGISTER
DAVIDSON COUNTY, TN.

058437
MAIL REFERENCE

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

State of Tennessee)
County of Davidson)

On this 30th day of April, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named [illegible] as [illegible] for the Estate of Mildred Elizabeth Bailey and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 1999.

Notary Public

My Commission Expires: 9-19-2007

NEW OWNER:
Mary Susan McClendon
115 39th Avenue North
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Union Planters Bank, National
158 Madison Avenue
Memphis, TN 38101

TAX MAP-PARCEL #:
104-5-15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11461 PG. 923

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

05824437

IDENTIFICATION REFERENCE

99 MAY -4 PM 2:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

05/04/99 01 14:18 0001 1229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455916