59F

WARRANTY DEED

B0499-257L

KNOX COUNTY, TENN. MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 10-31-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Rutledge	Same As Owner	149-20 49
(NAME)	(NAME)	
1205 Lambeth Way		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(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, A.M. Carnahan, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: Sheila Rutledge Unmarried and Reginald Johnson III Unmarried

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. 79 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 722, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete legal description.

BEING THE SAME PROPERTY conveyed to the within named Grantors by deed recorded ~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ simultaneously herewith, in Book 7629 Page 223.

Said property having a physical address of: 1205 Lambeth Way, Antioch, TN 37013.

MAXIMUM PRINCIPLE INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS -0-

PREPARED BY:
SECURITY ESCROW & TITLE CO.
750 Old Hickory Blvd., Suite 165
Brentwood, TN 37027

99 MAY 13 AM 11:02
ELLEN CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
05865544

unimproved ( )
This is improved (X) property, known as 1205 Lambeth Way, Antioch, Tennessee 37013
(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 4th day of May 19 99

A.M. Carnahan, Jr.

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

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 A.M. Carnahan, Jr., unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of May, 19 99.

Commission expires 10-31-01

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

MARK BLAYNEY LEDBETTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RECORDED 05/13/99 10:01 AM
WILLIAMSON
492.00

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

BOOK 11477 PG. 327

0586544

IDENTIFICATION REFERENCE

99MAY 13 AM11:01

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	130000.00
CON TX	481.00
PRFEE	1.00
MRTEP	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

05/13/99 01 11:05 0001 5593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460233