THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 11480 PG. 349

Return to:
Premier Title & Escrow, LLC
4301 Hillsboro Rd, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $93,600.00.

Dean Hamza
Affiant

Subscribed and sworn to before me this the 14th day of May, 1999.

LARRY D. CRAIG NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amy K. Motley 213 Steamboat Court Nashville, Tennessee 37214	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue North Nashville, Tennessee 37219 Loan No. 936451	Map 62-02-OA Parcel 140

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Charles B. Davis, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Amy K. Motley, an unmarried person**, hereinafter called the Grantee, her 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 Number 140 on the Plan of River Trace Estates, Phase 1, Section II, of record in Plat Book 6900, Page 158-159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles B. Davis by deed of record in Book 10001, Page 93, Register's Office for Davidson County, Tennessee.

Charles B. Davis having constituted and appointed Dean Hamza as his attorney-in-fact by that certain Limited Power of Attorney being recorded immediately prior hereto.

This conveyance is subject to all restrictive covenants and easements of record, as may affect the subject property; the plan of record, as aforesaid, charter and by-laws for the P.U.D. Homeowner's Association and rights to utilize the open-space of River Trace Homeowner's Association, as recorded in the Register's Office for Davidson County, Tennessee.

This is improved property known as 213 Steamboat Court, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 ____ day of May, 1999.

Charles B. Davis

CHARLES B. DAVIS

BY: Dean Hamza
DEAN HAMZA, ATTORNEY-IN-FACT

05874467
IDENTIFICATION REFERENCE
99 MAY 17 AM 9:45
RECEIVED AND RECORDED
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dean Hamza, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charles B. Davis and is authorized by Charles B. Davis to execute this instrument on his behalf.

Witness my hand and official seal this 14th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RECORDED 1999 MAY 17 09:57 AM
357.15

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

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0587467

RECORDING REFERENCE

96 MAY 17 PM 9:45

[illegible]

[illegible]	97600.00
CO: TX	346.32
PRFEE	1.00
UCFEE	8.00
CFEE	2.00
TOTAL	357.32
CHECK	357.32

05/17/96 01 09:45 3401 4569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461197