WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Exp. 03/24/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni L. Stuart (NAME)	First Republic Mortgage (NAME)	MAP 147-8
4824 Hopedale Drive (ADDRESS)	242 Heritage Park Drive Ste 106 (ADDRESS)	PARCEL 43
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37129 (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, Janis Ann Balsley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni L. Stuart, 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. 52 on the Plan of Section Two, Beverly Heights, of record in Book 2331, page 42, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ella Rose Hunt by deed from Danny Neal Richardson and wife, Betty Richardson, of record in Book 6270, page 762, said Register's Office. Ella Rose Hunt, unmarried, died on May 15, 1996. Janis Ann Balsley is the devisee under the will of Ella Rose Hunt of record in Will Book 11486, page 740, said Register's Office. Donna Gray and Pearl Haynes conveyed their interest in said real property by Quitclaim Deed to Janis Ann Balsley, of record in Book 10102, page 697, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 42, said Register's Office; (c) easement of record in Book 6303, page 840, said Register's Office; and (d) restrictive covenants of record in Book 2440, page 199, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4824 Hopedale Drive, Nashville, Tennessee 37211
(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 10th day of May 19 99

Janis Ann Balsley

Janis Ann Balsley

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 Janis Ann Balsley, married

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 10th day of May 19 99

Commission expires ____

Notary Public

ROBERT L SCRUGGS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp. 03/24/2001

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ with whom I am personally acquainted and who and ____ 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

0589.120
IDENTIFICATION/REFERENCE
99 MAY 20 AM 10:35
DAVIDSON COUNTY REGISTER
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11486 PG. 745

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

0589120

IDENTIF. & REFERENCE

99 MAY 20 AM 10:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TAXT	75000.00
CO TX	277.50
PRFEE	1.00
MISC	5.00
CFEE	2.00
TOTAL	358.50
CASH	358.50

[illegible] 17:37 2001 8331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462941