THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00

Ava C Mire
Affiant

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of May 1999

Mitchell A Watts
Notary Public

My Commission Expires: 4-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JONATHAN W. MIRE 1226 Ardee Avenue Nashville, Tennessee 37216	SOUTHTRUST MORTGAGE 5409 Maryland Way Suite 100 Brentwood, Tennessee 37027	MAP 61-15 PARCEL 133

BOOK 11490 PG. 530

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND NO/100---------- ($ 80,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, CARL E. McCOY and wife, SHIRLEY L. McCOY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JONATHAN W. MIRE AND WIFE, AVA C. MIRE 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:

BEING Lot No. 13 on the Plan of the Resubdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, Block "D", of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Carl E. McCoy and wife, Shirley L. McCoy, by deed from Hamid Bakhsheshe and wife, Mollie Kay Templeton Bakhsheshe of record in Book 10194, page 529, Register's Office for Davidson County, Tennessee.

0590393
IDENTIF. & REFERENCE
99 MAY 24 AM 10:53
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1226 Ardee Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Resub of Unit Nos. 1 & 2, Sunnymeade, Block "D" of record in Book 974, page 56&57, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of May, 19 99.

Carl E. McCoy
CARL E. McCOY

Shirley L. McCoy
SHIRLEY L. McCOY

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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 CARL E. McCOY and wife, SHIRLEY L. McCOY, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 19 99.

Mitchell A. Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FILED 05/21 0003 CHECK 307.00

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___ 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 this _____day of _____ , 19 ____.

_____
Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 532

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

0590393

IDENTIF. & REFERENCE

99 MAY 24 PM 12:53

BILL GARRETT REG.
DAVIDSON COUNTY, TN.

CONT	80000.00
CON TX	256.00
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

05/24/99 .. CC 10:56 0001 9705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464301