This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
FREDERIC R. MINNS, Trustee MINNS LIVING TRUST 2314 Abbott Martin Road Nashville, Tennessee 37215	Same	Map 117-13 Parcel 93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Frederic R. Minns
FREDERIC R. MINNS

Sworn to and subscribed before me this 19th day of May, 1999.

Connie I Spurlin
Notary Public
My Commission Expires: 7/22/00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, FREDERIC R. MINNS has this date bargained and sold, and does hereby transfer and convey unto FREDERIC R. MINNS, Trustee, or his successors in trust, under the revocable MINNS FAMILY LIVING TRUST, dated May 19, 1999, and any amendments thereto, his one-half undivided interest in certain real estate in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 57 on the Plan of Woodmont Estates, Section 2, as of record in Plat Book 1130, Page 99, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed from Brenda Franks Hale, Trustee, to Frederic R. Minns and Helen Minns Derryberry by quitclaim deed of record in Book 10259, Page 677, Register's Office, Davidson County, Tennessee.

PICK-UP

99 MAY 25 AM 9:30

0590839

unimproved ( )
This is improved (X) property known as:

2314 Abbott Martin Road, Nashville, Tennessee, 37215

THIS CONVEYANCE is subject to all restrictions, covenants, easements, liens, encumbrances and rights-of-way of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 19th day of May, 1999.

Frederic R. Minns
FREDERIC R. MINNS

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 FREDERIC R. MINNS, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of May, 1999.

Connie J. Spurlin
NOTARY PUBLIC

My Commission Expires: 7/22/00

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY