Please Return To:
Rudy Title and Escrow
4733 Andrew Jackson Parkway
Suite 2-C
Hermitage, TN 37076

BOOK 11498 PG. 952

WARRANTY DEED

H-99-0018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1999.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 27, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPAREED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Brinegar and Shirley Faye Brinegar	Same	43-9-147
129 McArthur Drive (NAME) ~~112 Cumberland Ave.~~	(NAME)	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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, Estate of Laura R Stubblefield ~~and~~ Bobby Jo Stubblefield, Co-Exec and James Stubblefield, Co-Exec HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Brinegar and Shirley Faye Brinegar 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.48 and the West 15 feet of Lot No. 47 Block "C" on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said Lot and part of said Lot adjoin and front together 65 feet on the South side of Cumberland Avenue and run back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to King Stubblefield and wife, Laura R. Stubblefield by Deed from Randell Omer Lawless and wife, Jo Ann Lawless of record in Book 2604, page 270, Register's Office for Davidson County, Tennessee date excuted 11-27-56 date filed 12-17-56, the said King Stubblefield having died August 6, 1988, property was vested in his wife, Laura R. Stubblefield. The said Laura R. Stubblefield having died October 2, 1998, leaving the property to Bobby Joe Stubblefield and James Edward Stubblefield, as devises under the Last Will and Testament of Laura Rice Stubblefield in Will Book 223, page 497 in the Probate Court for Davidson County, Tennessee.

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

05925111
INSTRUMENT # REFERENCE
99 MAY 27 PM 6:44
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, know as 112 Cumberland Ave., Madison, Tennessee 37115
(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/our hand(s) this 14th day of May, 1999.

Estate of Laura R Stubblefield
James Stubblefield, Co-Exec. by Bobby Jo Stubblefield, P.O.A.

Bobby Jo Stubblefield, Co-Exec

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14TH day of May, 1999, before me personally appeared Bobby Joe Stubblefield, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James E. Stubblefield, Co-Executor of the Estate of Laura Rice Stubblefield, Deceased, and who acknowledged that he executed the same as the free act and deed of said James Stubblefield.

WITNESS my hand, at office, this 14th day of May, 1999.

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1938 05/27 0101 03CHECK 295.90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Joe Stubblefield, Co-Executor of the Estate of Laura Rice Stubblefield, Deceased, the within named 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, at office, this 14th day of May, 1999.

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11498 PG. 954

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

05925111

IDENTIFICATION REFERENCE

99 MAY 27 PM 6:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	295.90
CHECK	295.90

05/27/99 01 18:48 0001 1938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466505