99-5-60-Q

BOOK 11504 PG. 108

FILE BOX 19B

WARRANTY DEED

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN T. MARTIN (NAME)	FT MORTGAGE COMPANIES D/B/A SUNBELT (NAME)	MAP 083-03
1423 Porter Road (ADDRESS)	2974 Freeway, Suite 200 (ADDRESS)	PARCEL 108
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (CITY) (STATE) (ZIP)	F.B.#: 15DA-34730

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, SAM ADAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN T. MARTIN AND HUSBAND, AARON E. RUSSELL AND SHIRLEY B. RUSSELL AND WIFE, JAMES D. RUSSELL

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:

A tract of land located in Davidson County, Tennessee, being part of the westerly part of Lot No. 2 of the Plan showing Subdivision of the Bradford and McClure Lands, of Lots Nos. 61 and 62, and part of Lot No. 63 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, said Plan of Division is not of record, but was made September 21, 1922, by Erle Drake, County Surveyor, and more particularly described according to a survey by A & A Engineers, Inc., dated April 23, 1981, as follows:

BEGINNING at an iron pin on the easterly margin of Porter Road at the northeast corner of property conveyed to Samuel D. Pitt and wife, Wilma J. Pitt, from Joan E. Marks and Cheryl C. Carr, of record in Book 5131, Page 265, Register's Office for Davidson County, Tennessee; thence, with easterly margin of Porter Road North 27 degrees East 113.0 feet to a pin; thence, South 64 degrees 15 minutes East 141.0 feet to a stake; thence, South 9 degrees 00 minutes West 68.0 feet to an iron pin; thence, North 80 degrees 30 minutes West 168.0 feet to the point of BEGINNING.

TOGETHER with an Easement for ingress and egress over Tract II, more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1423 Porter Road, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

3319 06/03 0101 03CHECK 292.20

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 28th day of May 1999

Sam Adams

SAM ADAMS

PERTINENT REFERENCE

99 JUN -1 PM 4:46

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

05938815

01WC

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 SAM ADAMS, UNMARRIED

the 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 and official seal at Brentwood, Tennessee, this 28th day of May 19 99.

Commission expires July 24, 1999

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

BEGINNING at an iron pin located in the eastern R.O.W. margin of Porter Road, said pin also being on the common line between Tract I and II; thence, with said R.O.W. North 27 degrees East 25 feet to a point; thence, South 54 degrees 09 minutes 27 seconds East 142.67 feet to a point in the common line between Tract I & II; thence, with said line North 64 degrees 15 minutes West 141 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Sam Adams, by Deed from Robert M. Locke and wife, Jessie Locke, of record in Book 6117, Page 861, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CTNDIWC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 116

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

0593815

IDENTIF. & REFERENCE

99 JUN -1 PM 4:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	292.20
CHECK	292.20

06/01/99 01 16:50 0001 3319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467850