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 $ 214,900.00

Carolyn R. Tate
Affiant

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

Subscribed and sworn to before me, this 2nd day of June 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 1-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CAROLYN R. TATE 1210 Cedar Lane Nashville, Tennessee 37212	SOUTHTRUST MORTGAGE CORPORATION 5409 Maryland Way Suite 100 Brentwood, TEnnessee 37027	MAP 118-1 PARCEL 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 214,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, ROY Q. SANDERS AND CHARLES E. BAILEY, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAROLYN R. TATE, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 115 on the Map of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Roy Q. Sanders and Charles E. Bailey by deed from Julie M. Ramey, an unmarried person, of record in Book 9206, page 711, Register's Office for Davidson County, Tennessee.

0595583

IDENTIFICATION REFERENCE

99 JUN -3 PM 6:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1210 Cedar Lane, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE 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 Victoria Place of record in Book 332, page 10, 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___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of June, 19 99.

ROY Q. SANDERS

CHARLES E. BAILEY

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 ROY Q. SANDERS AND CHARLES E. BAILEY, BOTH UNMARRIED, 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 2nd day of June, 19 99.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____.

My Commission Expires: _____

Notary Public

$155 04/03 0101 03CHECK 806.14

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11511 PG. 363

0595583

IDENTIFICATION REFERENCE

99 JUN -3 PM 6:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	214900.00
CON TX	795.14
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	806.14
CHECK	806.14

06/03/99 01 18:53 0001 5155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469664