THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Please return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

BOOK 11523 PG. 906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $79,200.00.

Affiant

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

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jody S. Myers 2307 Benay Road Nashville, Tennessee 37214	North American Mortgage Co. 4301 Hillsboro Road, Suite 328 Nashville, Tennessee 37215 Loan No. 5448845	Map 052-13-0-B Parcel 33.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, all of the heirs at law of Constance R. Whitworth, deceased, namely Jeffrey Scott Duly and Karen Lynn Wheaton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Jody S. Myers, a single woman**, 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 Unit No. 48 on the Plan of River Glen Condominiums, Phase II-A, of record in Book 6900, Page 818, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Constance R. Whitworth, unmarried, by deed from James C. Vernon, II and wife, Beth P. Vernon, of record in Book 9154, Page 413, Register's Office for Davidson County, Tennessee.

The said Constance R. Whitworth having since died on January 27, 1999, unmarried, survived by her two children, Jeffrey Scott Duly and Karen Lynn Wheaton, also being the sole heirs at law. Constance R. Whitworth died leaving no will and an intestate administration administered in Davidson County, Probate No. 99P-340.

The aforedescribed property is not the principal place of residence of the Grantor herein.

1999 Metropolitan Government taxes have this day been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

Subject to all matters set forth on the plan of record, as aforesaid; Master Deed of record in Book 7566, Page 571; By-Laws of record in Book 7566, Page 606, as made applicable to Phase II-A in Book 7724, Page 289; rights of others in and to the common areas/elements; flowage easement in Book 2200, Page 119; easement for 20 foot roadway to the United States of America in Book 186, Page 559; easement to Metropolitan Government for electric power transmission lines in Book 3900, Page 681, all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2307 Benay Road, Nashville, Tennessee 37214.

9596 06/11 0101 03CHECK 304.04

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 2nd day of June, 1999.

JEFFREY SCOTT DULY, HEIR AT LAW OF CONSTANCE R. WHITWORTH, DECEASED

KAREN LYNN WHEATON, HEIR AT LAW OF CONSTANCE R. WHITWORTH, DECEASED

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 Jeffrey Scott Duly and Karen Lynn Wheaton, all of the heirs at law of Constance R. Whitworth, deceased, the bargainor, 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 seal at Nashville, Tennessee, this 2nd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

05987548

RECEIVED FOR RECORD

99 JUN 11 AM 10:42

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11523 PG. 908

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

0598754
MAINT. & REFERENCE

99 JUN 11 AM 10:42
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	79200.00
CON TX	293.04
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	304.04
CHECK	304.04

06/11/99 01 10:46 0001 8586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473040