PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11524 PG. 381

W & I Ref: (sk) Title No: 40962
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward D. Ivey Christy W. Ivey 157 Valley Forge Nashville, TN 37205	Suntrust Bank, Nashville, N.A. 201 4th Avenue North/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 116-8-G-157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 399,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth M. Bloodworth and Mary Frank Bloodworth King, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward D. Ivey and spouse, Christy W. Ivey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of Sugartree, Phase 3, of record in Book 5050, pages 67-71 as amended in Book 5162, page 632, and Book 5186, page 958, said Register's Office.

SAID Lot No. 157 fronts 59.03 feet on the southwesterly margin of Valley Forge and extends back 96.53 feet on the northwesterly line and 118.18 feet on the broken southeasterly line to a dead line at an access and public utility easement measuring 60.03 feet thereon.

BEING the same property conveyed to Elizabeth M. Bloodworth, an unmarried person and Mary Frank Bloodworth King, as joint tenants with right of survivorship, by deed from Matthew A. Bright and wife, Beth Ann Bright, of record in Book 10506, page 453, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 67-71 and amended in Book 5162, page 632 and Book 5186, page 958, said Register's Office, which Plan shows minimum building setback lines shown as a designated building area to which plan reference is made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and Book 5691, page 61, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 157 Valley Forge, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 1999.

Elizabeth M. Bloodworth
Elizabeth M. Bloodworth

Mary Frank Bloodworth King
Mary Frank Bloodworth King

State of Tennessee
County of Davidson

On this 10th day of June, 1999, before me the undersigned authority, personally appeared **Elizabeth M. Bloodworth** and **Mary Frank Bloodworth King**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

0702 06/13 0101 03CHECK 1487.30

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 399,000.00

Affiant

Sworn and subscribed before me on the 10th day of June, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

99 JUN 11 PM 12:37
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

0598868
IDENTIFICATION REFERENCE

Widoc: Deed Wty—12/92

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 11524 PG. 383

0598868

IDENTIFICATION REFERENCE

99 JUN 11 PM 12:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	399000.00
CON TX	1476.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1487.30
CHECK	1487.30

06/11/99 01 12:41 0001 8702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473154