BOOK 11525 PG 548

STATE OF TENNESSEE
COUNTY OF DAVIDSON 47
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,000.00
Gale E England
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF June 19 99
Notary Public
MY COMMISSION EXPIRES 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Gale E. England (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 8
1972 Baxter Road (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 134
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	14037585

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, James A. Porto, married and wife, Peggy J. Porto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gale E. England, husband and Mary C. England, wife

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: 0003 06/11 0101 03CHECK 399.13

A tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 as shown on a survey made by O'Connor & Associates, April 20, 1975, described as follows: Beginning in the center of Baxter Road at a point South 3° 54' 40" West 253.52 feet from the southwest corner of the property conveyed to Ernest H. Hill and wife, by deed from Mary D. Rediker, of record in Book 3769, Page 571, Register's Office for said County, being the corner of Tract Nos. 1 and 2 as shown on said survey; thence with the line between said two tracts, North 81° 43' East 811 feet to a point; thence South 25° 00' 40" West 186 feet to a point; thence South 73° 30' West 692.58 feet to a railroad spike in the center of Baxter Road; thence with the center of said road and with a curve with a radius of 430.37 feet 233 feet to a railroad spike, continuing with the center of said road, North 3° 54' 40" West 21.84 feet to the beginning, containing 3.4 acres more or less.

Being the same property conveyed to James Porto by QuitClaim Deed from Robert David Porto, of record in Book 10919, Page 760, Register's Office for said County.

Peggy J. Porto, spouse of James Porto, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

99 JUN 11 AM 9:40
PAUL G. BRADLEY
REGISTER
DAVIDSON COUNTY, TN

059914 0948
RECORDED

This is improved (28) unimproved ( ) property, known as 1972 Baxter Road, Joelton, TN 37080
(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 hand this 9th day of June 19 99

James A. Porto

Peggy J. Porto

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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 James A. Porto and wife, Peggy J. Porto

the bargainor ___h___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ___he y___ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of June, 1999.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ and _____ 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 at offices at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11525 PG. 550

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	PRPBE - PROBATE FEE

0599148
IDENTIFICATION REFERENCE

98 JUN 11 PM 4:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

06/11/98 01 16:12 0001 B983

CAHT	
	104900.00
CON TX	388.13
PRPFE	1.00
MUEED	8.00
CFEE	2.00
TOTAL	399.13
CHECK	399.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473434