THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16577
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $319,900.00

Affiant

Subscribed and sworn to before me, this 14th day of June 1999

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOHN C. JEFFORDS, JR.	FIRST AMERICAN NATIONAL BANK	131-01-OB
13 Redbud Drive	First American Center	133.00 CO
Nashville, Tennessee 37215	Nashville, Tennessee 37237	07DA-70093

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN B. PENROSE AND WIFE, GRETCHEN A. PENROSE, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN C. JEFFORDS*AND WIFE, JOYCE E. JEFFORDS *Jr., ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 13 Redbud Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 1999.

John B. Penrose By Ann Birthright
JOHN B. PENROSE
BY: ANN BIRTHRIGHT, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Gretchen A. Penrose By Ann Birth
GRETCHEN A. PENROSE
BY: ANN BIRTHRIGHT, ATTORNEY-I N-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN B. PENROSE AND WIFE, GRETCHEN A. PENROSE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 1999.

My Commission Expires:

Notary Public

WARDEED

1309.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in an for said County and State, ANN BIRTHRIGHT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JOHN B. PENROSE AND WIFE, GRETCHEN A. PENROSE an is authorized by the said JOHN B. PENROSE AND WIFE, GRETCHEN A. PENROSE to execute this instrument on their behalf.

Witness my hand, at Office, this 14th day of June, 1999.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. HUDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Redbud, a Planned Residential Development, as of record in Plat Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Penrose and wife, Gretchen A. Penrose by deed from June B. Geny and husband, Charles W. Geny of record in Book 10007, page 324, said Register's Office.

This conveyenace is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4845, page 935; (3) Conveyance oF record in Book 4861, page 613; (4) Charter of record in Book 4852, page 607; (5) All matters appearing on the Plan of record in Plat Book 4675, page 137, amended in Book 4910, page 872, Book 4037, page 346, Book 4953, page 846, and Book 5003, page 925, said Register's Office.

060114 42
TRANSFER & REFERENCE
99 JUN 18 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

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 11534 PAGE 25

0601442

...REFERENCE...

99 JUN 18 AM 10:50

REGISTER
DAVIDSON CO. TN.

CAMT	349900.00
CON TX	1294.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1309.63
CHECK	1309.63

06/18/99 01 10:54 0001 1491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480067