0605546

IDENTIF. ↑ REFERENCE

14-A
1292-1

99 JUN 29 PM 3:46

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 133-2-316

BOOK 11549 PAGE 34

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **June, 1999** between **Southern Financial, Inc.** , GRANTOR, and **Michael Devault and wife, Brenda Bradley Devault** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. on the Map of McLester's Addition to Nolen Heights, as of record in Book 421, page 92, Register,s Office for Davidson County, Tennessee.
Said part of Lot 1 fronts 75 feet on the northerly side of McCall Street and runs back between parallel lines with the easterly margin of Waller Avenue, 160 feet to an alley.

Being the same property conveyed to Southern Financial, Inc. by Trustee's Deed, of record in Book 11237, page 877, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This conveyance is made subject to: (a) 1998 Property Taxes which have been prorated, Grantees to pay; and (b) all matters set forth on the plan of record in Book 421, page 92, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written. SOUTHERN FINANCIAL, INC.

John Bruno

John Bruno , President
Signature of Seller

RECORDED 06/29/99 0101 5873 $35.00

208-B

CORPORATE
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared John Bruno with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Southern Financial, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Brentwood, this the 15th day of June, 1999.

_____
Notary Public

My Commission Expires: 03-25-01

Name and Address of Property Owner:

Michael Devault and Brenda Bradley Devault
210 McCall Street
Nashville, TN 37211

Property Address:

210 McCall Street
Nashville, TN 37211

Person Responsible for Taxes:
Union Planters Bank
7130 Goodlett Farms Parkway
Cordova, TN 38018

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **June, 1999.**

_____
Notary Public

My Commission Expires: 5/27/01

JOHN T COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11549 PAGE 36

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

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99 JUN 29 PM 3:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80500.00
CON TX	297.85
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	308.85
CHECK	308.85

06/29/99 01 15:53 0001 5873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484341