WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

W.A.I

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Hansen (NAME)	First American National Bank (NAME)	104-1
406 McAdoo Avenue (ADDRESS)	PO BOX 1193 (ADDRESS)	P/O PARCEL 323
Nashville, Tn 37205 (CITY) (STATE) (ZIP)	Jackson, MS 39215 (CITY) (STATE) (ZIP)	P/O PARCEL 325

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, Charles G. Meador and Henry H. Glenn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry Hansen , unmarried

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:

LAND in Davidson County, Tennessee, being Lots Nos. 103,and 104 on the plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with a permanent easement for encroachment onto Lot 102 of the existing driveway on the above referenced property over and across so much of grantor's property as is currently being used for that purpose as shown on the attached Mortgage Loan Inspection made by Campbell, McRae and Associates Surveying, Inc. dated June 1, 1999.

Being part of the same property conveyed to Charles G. Meador, married and Henry H. Glenn, married, by deed from Rhett Lee Mills and Raymond Reece Mills and William Richard Mills of record in Book 10591, page 230, Register's Office, Davidson County, Tennessee.

This property has never served as a marital residence of any of the grantors.

STATE TAX 131.00 RECORDING 499.70

unimproved ( )
This is improved (X) property, known as 406 McAdoo Avenue, Nashville, Tennessee 37205
(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 our hand s this 11th day of June, 1999

Charles G. Meador

Henry H. Glenn

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 Charles G. Meador and Henry W. Glenn

the bargainor S, 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 official seal at Goodlettsville, Tennessee, this 11th day of June, 1999.

Commission expires

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF

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

My commission expires

Notary Public

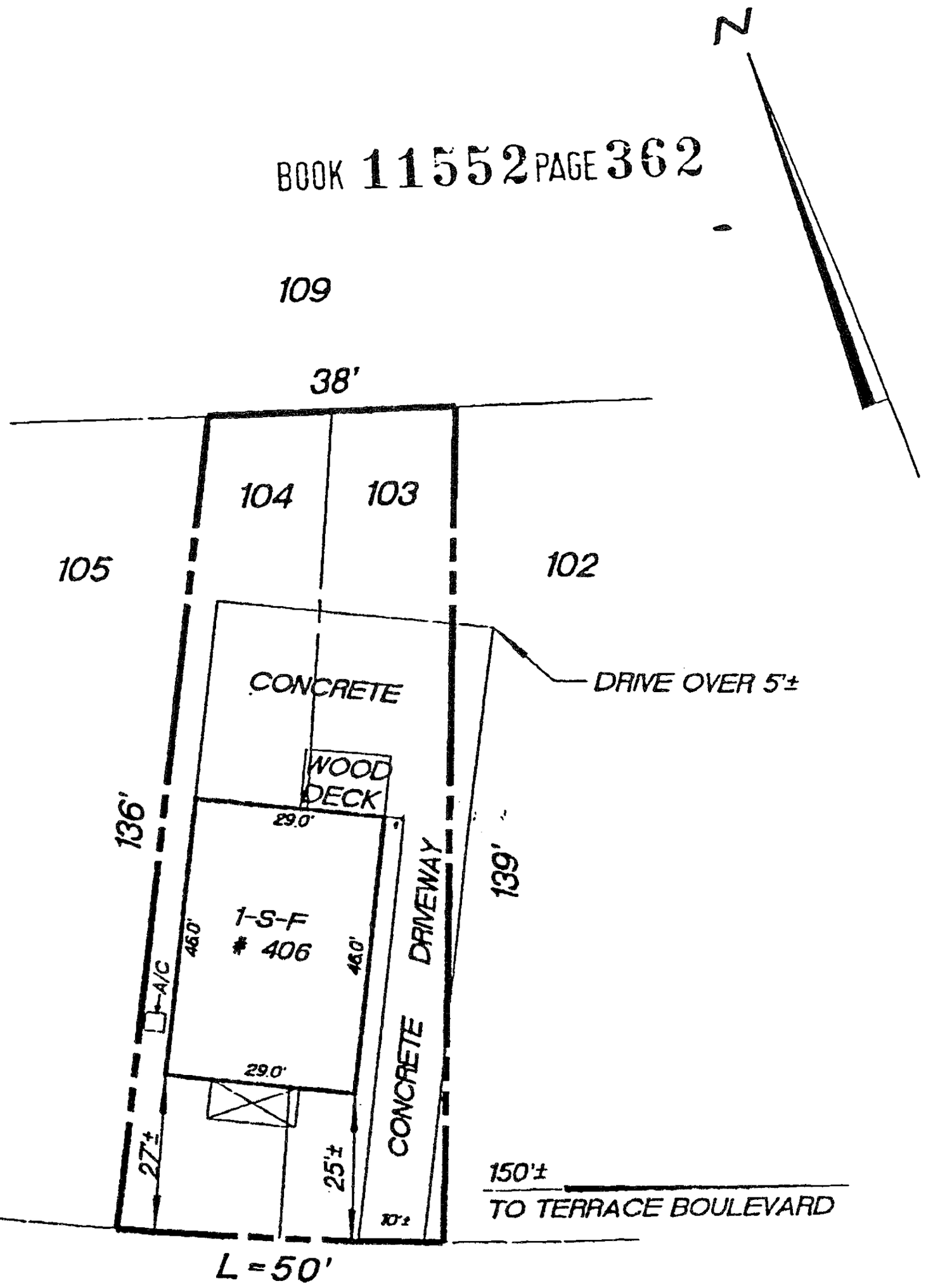
0606351

IDENTIFICATION REFERENCE

99 JUL -1 AM 9:58

WILL COBLENTZ REGISTER
DAVIDSON COUNTY, TN.

BOOK 11552 PAGE 362



McADOO AVENUE (50')

Kerry Hansen 6/11/99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MORTGAGE LOAN INSPECTION

ORDER# 213-30-4

OWNERS: KERRY HANSEN

PROPERTY LOCATED: 406 MCADOO AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LAND DESCRIPTION: LOTS 103 AND 104
WEST END PARK TERACE

RECORDED: BOOK 547, PAGE 36
R.O.D.C., TN

SCALE 1" = 30' DATE: 6-1-99

CENSUS TRACT 167

MAP FLOOD MAP DATED
ZONE 'C' 470040 0164 B 6-15-84

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A.-F.I.R.M. SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME

THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY IT WAS DONE AT THE MORTGAGE LENDERS REQUEST FOR THEIR USE ONLY UNDER TCA 62-18-126 AND SHOULD NOT BE REPRESENTED TO BE A GENERAL PROPERTY SURVEY DEFINED UNDER 0820-3-.07. DO NOT RELY ON THIS FOR CONSTRUCTION OF FENCES OR EXACT PROPERTY LINE LOCATION. NO CORNERS WERE SET OR RESET.

Stanley Glenn McRae

STANLEY GLENN MCRAE TN CERT NO. 1673

STANLEY GLENN MCRAE REGISTERED LAND SURVEYOR XVI ACRICULTURE COMMERCE TENNESSEE NO. 1673

CAMPBELL, MCRAE AND ASSOCIATES SURVEYING INC
2424 21ST AVENUE SOUTH SUITE 201 NASHVILLE, TENNESSEE, 37212 · (615) 298 2424 · FAX 297-2828

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11552 PAGE 363

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

0606351

IDENTIFICATION REFERENCE

99 JUL -1 AM 9:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DAM
131000.00
CO TX 484.70
PRFEE 1.00
MISCD 12.00
CFEE 2.00
TOTAL 499.70
CHECK 499.70

07/01/99 01 09:59 0001 E734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485185