THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***179,900.00

Affiant

Subscribed and sworn to before me this 16th day of July, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/27/2001

ADDRESS OF NEW OWNER

PETER E. SINCLAIR-WHITELY
121 Lasalle Court
Nashville, Tennessee 37205

SEND TAX BILLS TO

MAP & PARCEL NOS.

MAP 130-2
PARCEL 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***179,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, ANN CONN JOHNSON ARNOLD, JUDY JOHNSON GERHARDT, MARY HARDIN JOHNSON WALKER, heirs at law of Ann Conn Johnson, MARY J. FOLGER (aka Jo Conn Folger), PHYLLIS PHIFER SESLER, MERRILYN PHIFER PEGG and JENNIFER PHIFER STOCKARD, devisees under the Last Will and Testament of Jeannette Conn Phifer and W. CLARK CONN (aka Clark Conn), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PETER E. SINCLAIR-WHITELY, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 23 and the southerly part of Lot No. 22 in Block 5 on the Plan of Courts of Bellemeade as of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 and the southerly part of Lot No. 22 fronts 63 feet 9 inches on the easterly side of LaSalle Court and extends back 149.0 feet on the northerly line and 157 feet 4 inches on the southerly line to a dead line in the rear measuring 67 feet 10-1/2 inches thereon.

BEING the same property conveyed to Ann Conn Johnson, Jo Conn Folger, Jeannette Conn Phifer and Clark Conn by Trustee's Quitclaim Deed of record in Book 9427, page 268, Register's Office for Davidson County, Tennessee; the said Ann Conn Johnson having since died intestate and her heirs at law being Ann Conn Johnson Arnold, Judy Johnson Gerhardt and Mary Hardin Johnson Walker; the said Jeannette Conn Phifer having since died testate

and by her Last Will and Testament (File No. 99 P 843 Probate Court for Davidson County, Tennessee) devised her interest in subject property to Phyllis Phifer Sesler, Merrilyn Phifer Pegg and Jennifer Phifer Stockard.

This is improved property known as 121 Lasalle Court, Nashville, Tennessee 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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Courts at Bellemeade of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of July, 1999.

Ann Conn Johnson Arnold
ANN CONN JOHNSON ARNOLD
by Her Attorney in Fact, Phyllis Sesler
by Phyllis Sesler

Judy Johnson Gerhardt
JUDY JOHNSON GERHARDT
by Her Attorney in Fact, Phyllis Sesler
by Phyllis Sesler

Mary Hardin Johnson Walker
MARY HARDIN JOHNSON WALKER
by Her Attorney in Fact, Phyllis Sesler
by Phyllis Sesler

Mary J. Folger
MARY J. FOLGER
by Her Attorney in Fact, Phyllis Phifer Sesler
by Phyllis Phifer Sesler

Phyllis Phifer Sesler
PHYLLIS PHIFER SESLER

Merrilyn Phifer Pegg
MERRILYN PHIFER PEGG
by Her Attorney in Fact, Phyllis Phifer Sesler
by Phyllis Phifer Sesler

Jennifer Phifer Stockard
JENNIFER PHIFER STOCKARD
by Her Attorney in Fact, Phyllis Phifer Sesler
by Phyllis Phifer Sesler

W. Clark Conn
W. CLARK CONN
by His Attorney in Fact, Phyllis Sesler
by Phyllis Sesler

99 JUL 19 PM 3:39

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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 PHYLLIS PHIFER SESLER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 1999.

Notary Public

My commission expires: 9/29/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, PHYLLIS SESLER, to me known to be the person who executed the foregoing instrument in behalf of ANN CONN JOHNSON ARNOLD, JUDY JOHNSON GERHARDT, MARY HARDIN JOHNSON WALKER and W. CLARK CONN and acknowledged that she executed the same as the free act and deed of the said ANN CONN JOHNSON ARNOLD, JUDY JOHNSON GERHARDT, MARY HARDIN JOHNSON WALKER and W. CLARK CONN.

Witness my hand and seal this 16th day of July, 1999.

Notary Public

My commission expires: 9/29/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, PHYLLIS PHIFER SESLER, to me known to be the person who executed the foregoing instrument in behalf of MARY J. FOLGER, MERRILYN PHIFER PEGG, and JENNIFER PHIFER STOCKARD and acknowledged that she executed the same as the free act and deed of the said MARY J. FOLGER, MERRILYN PHIFER PEGG and JENNIFER PHIFER STOCKARD.

Witness my hand and seal this 16th day of July, 1999.

Notary Public

My commission expires: 9/29/2001

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 11578 PAGE 810

13364

06

REFERENCE

01 JUL 99 11:39

17500.00
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 680.63
CHECK 680.63
07/19/99 01 15:43 0001 4286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492601