FILE BOX 45

BOOK 11590 PG. 445

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

William S. Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Oldham (NAME)	First American National Bank (NAME)	MAP 83-03
2115 Carter Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 137.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

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, Thomas H. Yeargan, Jr. and wife, Janice Yeargan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Oldham, 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:

BEING Lot No. 18, on the Map of Mrs. Minnie E. Martin's Subdivision, of record in Plat Book 547, Page 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 18 fronts 50 feet on the northside of Carter Street and runs back between parallel lines along the westerly margin of a 12 foot alley 150 feet to another alley in the rear.

BEING the same property conveyed to Thomas H. Yeargan, Jr. and wife, Janice Yeargan by deed from Kenneth D. Garner and wife, Peggy W. Garner, of record in Book 7838, Page 948, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

98 JUL 27 PM 2:14
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0616535

unimproved ( )
This is improved (X) property, known as 2115 Carter Avenue, Nashville, TN 37206
(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 23rd day of July 19 99

Thomas H. Yeargan, Jr.

Janice Yeargan by Thomas H. Yeargan Jr Attorney in Fact
Janice Yeargan

FILE BOX 45

BOOK 11590 PG. 446

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

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 _____ 19_____ .

My commission expires _____ _____

Notary Public

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, Thomas H. Yeargan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Janice Yeargan as her Attorney in Fact as the free act and deed of the within named Janice Yeargan.
Witness my hand and official seal at Nashville, Tennessee the 23rd day of July 1999.

My Commission Expires: 1/26/02 Marie Bradford

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 Thomas H. Yeargan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July 1999.

My Commission Expires: 1/26/02 Marie Bradford

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 11590 PG. 447

0610 16535
IDENTIF. 1 REFERENCE
99 JUL 27 PM 2:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DEPT	79900.00
DBN TX	295.63
PRFEE	1.00
MISCELL	6.00
CFEE	3.00
TOTAL	306.63
CHECK	306.63

07/27/99 01 14:18 0001 7697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495962