WARRANTY DEED

BOOK 11591 PG. 279

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN (SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAUNEVAN BROWN	PRIME LENDING	MAP 43-6
(NAME)	(NAME)	
529 ROOSEVELT AVENUE	1321 MURFREESBORO ROAD STE. 701	PARCEL 198
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	NASHVILLE, TENNESSEE 37217	
(CITY) (STATE) (ZIP)	(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, PHILIP O. LEGATE AND WIFE, KIMBERLY ADCOCK LEGATE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAUNEVAN BROWN

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 Lot No. 70 on the Plan of Madison Park, Section 3, of record in Plat Book 3500, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip O. Legate et ux, Kimberly A. Legate, as tenants by the entirities, by deed of record in Book 8618, page 222, Register's Office for Davidson County, Tennessee.

99 JUL 28 AM 8:03
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 06016782

unimproved ( )
This is improved (X) property, known as 529 ROOSEVELT AVENUE, MADISON, TENNESSEE 37115
(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 20th day of July, 19 99

PHILIP O. LEGATE

KIMBERLY ADCOCK LEGATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. J. EASLEY, the undersigned, a Notary Public in and for said County and State, the within named bargainor PHILIP O. LEGATE AND WIFE, KIMBERLY ADCOCK LEGATE, 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 MADISON, Tennessee, this 20th day of July, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires Mar 27, 2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11591 PG. 281

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

06116782
IDENTIF. ↑ REFERENCE

99 JUL 28 AM 8:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496213