BOX 52

BOOK 11594 PG. 373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF July 19 99
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce M. Wright (NAME)	SouthTrust Mortgage Corporation (NAME)	172-15A-45CO
812 Cobble Cove (ADDRESS)	210 Wildwood Parkway (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Phillip D. Boyd and wife, Ann Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce M. Wright and wife, Laura M. Wright

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. 111 on the Plan of Holt Woods, Section 4, of record in Plat Book 9700, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip D. Boyd by deed from Yazdian Construction Company of record in Book 9931, page 412, Register's Office for Davids County, Tennessee.

Ann Boyd joins in this Conveyance solely to relinquish any marital rights she may have in the property by virtue of her marriage to Phillip D. Boyd.

This instrument is executed on behalf of Phillip D. Boyd and wife, Ann Boyd by Liz Garvin as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 812 Cobble Cove, Nashville, Tennessee 37211
(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

Phillip D. Boyd by Liz Garvin Attorney in Fact
Phillip D. Boyd by Liz Garvin as Attorney in Fact

Ann Boyd by Liz Garvin Attorney in Fact
Ann Boyd by Liz Garvin as Attorney in Fact

07/26/99 0101 CK 666.20

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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Liz Garvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phillip D. Boyd and wife, Ann Boyd, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Phillip D. Boyd and wife, Ann Boyd. WITNESS my hand and official seal at Brentwood, Tennessee, July 23, 1999.

Notary Public

My Commission Expires: 2/23/02

W.B. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Box 52

EXHIBIT "A"

BOOK 11594 PG. 375

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, LIZ GARVIN, who made oath as follows:

1. That by appointments dated JULY 22, 1999 which are recorded in the Register's Office for Davidson County, Tennessee, LIZ GARVIN was appointed as attorney-in-fact for PHILLIP D. BOYD AND WIFE, ANN BOYD, ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 23rd day of July, 1999.

LIZ GARVIN

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that LIZ GARVIN whose name is signed to the foregoing writing bearing date of JULY 22, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 23rd day of July, 1999.

Notary Public

My Commission Expires: 2/3/03

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027

0617540
IDENTIF. & REFERENCE
99 JUL 29 AM 11:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

25 STER TN.

99 JUL 29 AM 11:

BILL GARRETT REGI
DAVIDSON COUNTY,

0617540
IDENTIF. ↑ REFERENCE

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CAMT	
	176000.00
CON TX	651.20
PRFEE	1.00
TDEED	12.00
ERR	CO
TDEED	12.00-
WDEED	12.00
CFEE	2.00
TOTAL	666.20
CHECK	666.20

07/29/99 01 11:30 0001 8826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497078