Box.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 3/10/2003 (AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

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THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Mason	Premier Bank of Brentwood	MAP: 30
(NAME)	(NAME)	
5401 Simpkins Road	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Brentwood, TN 37027	PARCEL: 116
(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, Pylant Ellis and wife, Juanita Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Mason, married

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 part of the property described in Book 4579, pages 381 and 383, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Frank V. Neely, Tennessee No. 1493, as follows:

Beginning at a point in the southerly margin of Simpkins road, said point being a common corner of the within described tract and the Dickerson property described in Book 649, page 341, said Register's Office; thence in a southeasterly direction along the southerly margin of Simpkins Road and around a curve a distance 230.84 feet to a point; said point being the beginning of another curve; thence continuing in a southeasterly direction along the southerly margin of Simpkins Road 24.57 feet to a point; thence leaving Simpkins Road, South 51 deg. 10 min. 15 sec. East 151.62 feet to a point; thence South 63 deg. 05 min. 27 sec. West 139.27 feet to a point, said point being the southeasterly corner of the within described tract; thence North 70 deg. 39 min. 42 sec. West 250.11 feet to a point, said point being the southwesterly corner of the within described tract; thence in a northerly direction along the easterly boundary of the Dickerson property 136.04 feet to the point of beginning.

Being the same property conveyed Plyant Ellis and wife, Juanita Ellis by deed from James C. King, Jr. and wife, Sheila M. King of record in Book 11379, page 487, Register's Office for Davidson County, Tennessee\

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 5401 Simpkins Road, Whites Creek, Tennessee 37189
(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 27th day of July, 19 99

Pylant Ellis

Juanita Ellis

99435 0CO/01 01:02PM CHECK 284.43

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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 Pylant Ellis and wife, Juanita Ellis

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 Brentwood, Tennessee, this 27th day of July, 19 99.

Commission expires 3/10/2003

Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

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

WARRANTY DEED

FROM

Pylant Ellis and wife, Juanita Ellis

TO

Timothy A. Mason

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. → REFERENCE

99 JUL 30 PM 2:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

06180093

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

0618093

IDENTIF. 4 REFERENCE

99 JUL 30 PM 2:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	73900.00
CON TX	273.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	284.43
CHECK	284.43

07/30/99 01 14:17 0001 9435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497675