BOOK 11597 PAGE 86 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Marilyn Faye Ezell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 99

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS 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
Marilyn Faye Ezell (NAME)	Guaranty Trust Company (NAME)	MAP 75-7
4364 Baton Rouge Drive (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 166
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Donnie Spann and wife, Linda Walker Spann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn Faye Ezell, 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. 81, on the plan of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

9680 07/30 01:01 03CHECK 479.05

BEING the same property conveyed to Donnie Spann and wife, Linda Walker Spann by deed from Richard A. Gatlin and wife, Patricia B. Gatlin, of record in Book 10272, Page 283, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5020, Page 56 and Book 5089, Page 592, Register's Office for said County.

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

Power of Attorney of record in Book 11597, Page 95, said Register's Office.

99 JUL 30 PM 3:49
FILED GARNETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. → REFERENCE 06183411

unimproved ( )
This is improved (X) property, known as 4364 Baton Rouge Drive, Hermitage, TN 37076
(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 28th day of July, 19 99

Donnie Spann by Janet Flanagan his attorney in fact
Donnie Spann

Linda Walker Spann by Janet Flanagan her attorney in fact
Linda Walker Spann

FILE BOX 45

BOOK 11597 PAGE 87

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, Janet Flanagan, 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 on behalf of Donnie Spann and wife, Linda Walker Spann as their Attorney in Fact as the free act and deed of the within named Donnie Spann and wife, Linda Walker Spann.

Witness my hand and official seal at Nashville, Tennessee the 28th day of July, 1999.

My Commission Expires: 3/24/01

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11597 PAGE 88

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

061834 I)
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	126500.00
CON TX	468.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	479.05
CHECK	479.05

07/30/99 01 15:55 0001 9688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497928