THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16663
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 190,000.00

Sally R. Smallwood
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1999.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SALLY R. SMALLWOOD	SUNTRUST BANK, NASHVILLE NA	MAP 117-13
2319 Warfield Lane	201 Fourth Ave. North	PARCEL 118
Nashville, Tennessee 37215	Nashville, Tennessee 37219	FB# 7DA37350

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CLARENCE B. BREINIG AND JOHN BOYERS BREINIG, CO-TRUSTEES OF THE CLARENCE B. BREINIG LIVING TRUST UNDER THE LIVING TRUST AGREEMENT DATED SEPTEMBER 9, 1993., ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SALLY R. SMALLWOOD, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2319 Warfield Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 1999.

CLARENCE B. BREINIG LIVING TRUST

By: Clarence B. Breinig Co-Trustee
CLARENCE B. BREINIG, CO-TRUSTEE

By: John Boyers Breinig Co-Trustee
JOHN BOYERS BREINIG, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARENCE B. BREINIG and JOHN BOYERS BREINIG, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the CO-TRUSTEES of CLARENCE B. BREINIG LIVING TRUST, the maker, or a constituent of the maker and is authorized by the maker or by its constitutent, the constitutent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of August, 1999.

My Commission Expires:

Notary Public

WARDEED

01/04/00 03CHECK 714.00

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Abbott Martin Estates, as of record in Plat Book 2854, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clarence B. Breinig Living Trust dated September 9, 1993, Clarence B. Breinig and John Boyers Breinig, Co-Trustees by quitclaim deed from Clarence B. Breinig and John Boyers Breinig, Surviving Co-Trustees of the Elizabeth Lee Breinig Trust of record in Book 11292, page 635, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2854, page 27, said Register's Office.

06214438
RECEIPT # REFERENCE
99 AUG -6 PM 2:09
REGISTER
DAVIDSON, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 865

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

0621438

IDENTIFICATION REFERENCE

99 AUG -5 PM 2:09

CAMT
190000.00
CON TX 703.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 714.00
CHECK 714.00

08/06/99 01 14:15 0001 2994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501187