BOOK 11609 PAGE 927

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Robert E Dueitt

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF August 19 99.

Marie Bradford

Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE TENN.

MY COMMISSION EXPIRES: ~~March 29, 2003~~ 1/26/02
(AFFIX SEAL)

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
Robert E. Dueitt, Jr. (NAME)	First Trust Mortgage Company (NAME)	MAP 72-7
3105 Oxford Street (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 138
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, James E. Elliott and wife, Teresa A. Elliott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Dueitt, Jr., 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 the southerly 50 feet of Lots No. 62 and 63, on the Plan of Kenmore Place, of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

SAID part of Lots 62 and 63 front 50 feet on the westerly margin of Oxford Street and extend back between parallel lines measuring 200 feet to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to James E. Elliott and wife, Teresa A. Elliott by deed from Edward A. Gentry, Jr., of record in Book 7298, Page 789, Register's Office for said County.

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

99 AUG -6 PM 2:

06211450

RECEIVED FOR REFERENCE

unimproved ( )
This is improved (X) property, known as 3105 Oxford Street, Nashville, TN 37216
(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.

08/06/99 0101 03CHECK 288.50

Witness our hand s this 5th day of August, 19 99

James E Elliott

James E. Elliott

Teresa A. Elliott

Teresa A. Elliott

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FILE BOX 45

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 James E. Elliott and wife, Teresa A. Elliott

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 Nash, Tennessee, this 5th day of August, 19 99.

Commission expires ~~March 29, 2003~~ 1/26/02

D Marie Bradford
Notary Public

E BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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 _____

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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

06211450

IDENTIFICATION & REFERENCE

99 AUG -6 PM 2:15

CAMT	750.00
ERR	CO
CAMT	750.00-
CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

08/06/99 01 14:20 0001 3006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501199