40-A

BOOK 11612 PAGE 736

WARRANTY DEED

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

William M. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 11/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Nelson (NAME)	Tucker Federal Bank (NAME)	MAP 62-2
2573 Pennington Bend Road (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 3
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Phyllis C. Burnett,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Nelson

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. 3 on the Plan of Section 1, Pennington Bend Estates, as of record in Plat Book 4955, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Phyllis C. Burnett, by deed from Thomas R. Roland and wife, Shea W. Roland, of record in Book 9683, page 502, said Register's Office.

This conveyance is made subject to: (1) 1999 County Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the plan of record in Plat Book 4955, page 89, said Register's Office.

James E. Blackwell, Jr., spouse of Phyllis C. Burnett, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Phyllis C. Burnett.

unimproved ( )
This is improved (X) property, known as 2573 Pennington Bend Road, Nashville, TN 37214
(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 my hand this 6th day of August 19 99

Phyllis C. Burnett
Phyllis C. Burnett

James E. Blackwell, Jr.
James E. Blackwell, Jr.

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 Phyllis C. Burnett and husband, James E. Blackwell, Jr.

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 Nashville, Tennessee, this 6th day of August, 1999.

Commission expires 11/30/2001

CATHERINE C. HERSLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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

0622282
IDENTIF. + REFERENCE
99 AUG -9 PM 4:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
3907 08/05 0101 03CHECK 471.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11612 PAGE 738

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

0622282
IDENTIF. ↑ REFERENC

99 AUG -9 PM 4:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				124500.00
			CON TX	460.65
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	471.65
			CHECK	471.65
08/09/99	01	16:26	0001	3907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502091