BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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

FTEC File No. 16644
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $129,900.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 1999.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS KEVIN J. TYNER	REGIONS MORTGAGE	MAP 104-15
2501 Westwood Ave.		PARCEL 389
Nashville, Tennessee 37212		FB# 24W10990

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, WILLIAM J. HODGES AND WIFE, CAROLINE F. HODGES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PAMELA J. TYNER AND HUSBAND, KEVIN J. TYNER ("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 2501 Westwood Ave., Nashville, TN 37212

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 21st day of July, 1999.

WILLIAM J. HODGES

CAROLINE F. HODGES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM J. HODGES AND WIFE, CAROLINE F. HODGES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 1999.

My Commission Expires: 8/18/99

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being the East 57 feet of Lot No. 58 on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 58 fronts 57 feet on the south side of Westwood Avenue and runs back between parallel lines, along the west margin of 25th Avenue South, 192 feet to a dead line.

Being the same property conveyed to William Jeffrey Hodges and wife, Caroline F. Hodges by deed from Karen A. Kerce, an unmarried person, of record in Book 9508, page 771, said Register's Office.

William Jeffrey Hodges and William J. Hodges are one and the same person. Caroline F. Hodges and Caroline Flynn Hodges are one and the same person.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, page 6, said Register's Office.

06224176
IDENTIF. + REFERENCE
99 AUG 10 AM 10:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
4127 08/10 0101 03CHECK 861.63

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

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06224476
IDENTIF. ↑ REFERENCE

99 AUG 10 AM 10:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	229900.00
CON TX	850.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	861.63
CHECK	861.63

08/10/99 01 10:25 0001 4127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502306