This instrument prepared by
Amy W. Templeton
809 Old Forest Road
Birmingham, AL 35243

Owner and address
John D. Templeton, Trustee
P.O. Box 2821
Shelbyville, TN 37162

Send Tax bills to
John D. Templeton, Trustee
P.O. Box 2821
Shelbyville, TN 37162

State of Tennessee – County of Davidson
The actual consideration or value, whichever is greater for this transfer is $37,750.00.

Amy W. Templeton
Affiant

Sworn to and subscribed before me this 14 ~~July~~ August 1999.

Joann A. Templeton
Notary Public

My Commission expires 5-11-2003

Map and Parcel numbers
95-4-119

99 AUG 25 AM 10:40

0628289

WARRANTY DEED

In consideration of thirty-seven thousand seven hundred fifty and 00/100 Dollars ($37,750.00), cash in hand paid, receipt acknowledged, the undersigned Amy W. Templeton, Executrix of the Estate of Annette Tucker, deceased, grantor, hereby transfers and conveys to John D. Templeton, Trustee under the Will of Katherine Burnette Templeton, deceased, grantee, and his successors in trust, a one half undivided interest in certain real estate in Davidson County, Tennessee, described as follows:

0363 08/25 0101 03CHECK 150.68

Lot No. 81 on the Map of Eva-Mor Heights, of record in Book 1424, Page 149, Register's Office of Davidson County, Tennessee. Said lot fronts 75 feet on the easterly side of Ridgeway Drive and extends back between parallel lines 200 feet to a dead line. Said real estate is designated as 209 Ridgeway Drive.

Being the same real estate conveyed to Katherine Burnette Templeton and Annette Burnette Tucker by deed of Kate P. Burnette dated 17 April 1964 and recorded in Deed Book 3710, Page 415, said Register's Office. For further reference see Will of Katherine Burnette Templeton of record in Book 171 Page 168, and Will of Annette Tucker of record in Book 227 Page 154, Probate Court of Davidson County, Tennessee.

To have and to hold said one half undivided interest in said real estate unto the said John D. Templeton, the Trustee aforesaid, his successors and assigns, forever.

The grantor covenants as said Executrix that she is lawfully seized and possessed of said interest in said real estate, has a good and lawful right to sell and convey the same and that same is unencumbered except for (1) 1999 taxes of which grantor will pay an agreed pro rata part to the grantee in this transaction and grantee will pay the whole when due, (2) restrictive covenants of records in Book 1785, Page 631, and Book 1807 Page 413 to the extent same may be in force at this time, (3) 30 foot building set back line and 10 foot easement for utilities in rear as appears from map of record in Book 1424, Page 149 to the extent same may be in force at this time, and (4) other easements and encroachments, if any.

The grantor further covenants as such Executrix, and binds the beneficiaries of the Will of Annette Tucker, deceased, their heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 13th August ~~July~~ 1999.

Amy W. Templeton
Executrix of the Estate of Annette Tucker, deceased

State of Alabama
County of Jefferson

Personally appeared before me the undersigned Notary Public in and for the State and County aforesaid, the within named Amy W. Templeton, Executrix of the Estate of Annette Tucker, deceased, the bargainor and grantor, with whom I am personally acquainted and acknowledged that she executed the foregoing deed instrument for the purposes therein contained.

Witness my hand and seal in said County and State this 13th August ~~July~~ 1999.

Notary Public

My commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 11, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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

0628289

IDENTIFICATION REFERENCE

99 AUG 25 AM 10:40

BOOK 11633 PAGE 793

CAMT	37750.00
CON TX	139.68
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	150.68
CHECK	150.68

08/25/99 01 10:40 0001 0363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508453