File Box 7

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38198)

BOOK 11638 PAGE 543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF August, 1999

Notary Public

MY COMMISSION EXPIRES

ALAN B. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires MAY 5, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Dibrell Morford 1919 Fatherland Street Nashville, TN 37206	America's Wholesale Lender 208 Adams Avenue Nashville, TN 37206	83-14-228

FOR AND IN 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,

Dana L. Qualls and husband, Grant Posey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Dibrell Morford, unmarried

773 01:27 0.01 CHECK 325.50

HEREINAFTER CALLED THE GRANTEE, HER 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. 4 and the westerly ten (10) feet of Lot No. 5 in the Subdivision of Priest Home Place, a plan of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot front 60 feet on the south side of Fartherland Street and run back between parallel lines 150 feet to an alley.

Included in said description but excluded from this conveyance is the 10 foot by 50 foot stgrip on the southwest corner originally conveyed away in Book 774, Page 356, said Register's Office.

Being the same property conveyed to Dana L. Qualls by Warranty Deed from Jack Gunter and wife, Betty H. Gunter of record in Book 7810, Page 798, said Register's Office.

Grant Posey hereby joins in this conveyance to convey his marital interest.

Unimproved ( )
This is improved (x) property, known as 1912 Fatherland Street, Nashville, TN 37206
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 ___our___ hand_____this 19th ___day of __August____, 1999

X Dana L. Qualls
Dana L. Qualls

X Grant Posey by Dana Qualls AIF
Grant Posey, by:
Dana L.Qualls, Attorney in Fact

99 AUG 27 PM 2:30

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

06295580

REFERENCE

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 Dana L. Qualls the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 1999.

Commission Expires: 5/26/02

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the __19th _____ day of _August _____, 1999, before me personally appeared ___Dana L. Qualls, _____ to me known to be the person who executed the foregoing instrument in behalf of Grant Posey as __his____ Attorney in Fact, and acknowledged the _she____ executed the same as the free act and deed of the said Grant Posey_____.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 1999.

My commission expires: 5/26/02

_____
Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11638 PAGE 545

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

0629580

REFERENCE

99 AUG 27 PM 2:30

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

08/27/99 01 14:30 0001 1773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509841