FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Alton B Brown Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August 19 99

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Alton B. Brown, Jr. (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	151-9A
4465 Benchmark Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	211
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Joe Parker Minor and wife, Nancy J. Minor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alton B. Brown, 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 Lot No. 211, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joe Parker Minor and wife, Nancy J. Minor by deed from Radnor Homes, Inc., of record in Book 9876, Page 80, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942, Book 9473, Page 43; Book 9813, Page 167; Book 9433, Page 953; and Book 9430, Page 279, Register's Office for said County.

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

08/30 0101 CHECK $10.40

unimproved ( )
This is improved (X) property, known as 4465 Benchmark Drive, Antioch, TN 37013
(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 our hand s this 26th day of August, 19 99

Joe Parker Minor
Joe Parker Minor

Nancy J. Minor
Nancy J. Minor

STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIVED FOR REFERENCE
99 AUG 30 PM 2:0
0630063

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 Joe Parker Minor and wife, Nancy J. Minor

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 26th day of August

Commission expires March 24, 2001

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

BOOK 11640 PAGE 445

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 446

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

0630063

[illegible] REFERENCE

99 AUG 30 PM 2:02

AMT

AMT
162000.00
CON TX 599.40
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 610.40
CHECK 610.40

08/30/99 14:02 0001 2305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510365