File Box 24

BOOK 11645 PG. 199

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

Ronya Newell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1999

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronya Newell	National Bank of Commerce	MAP 61-10
(NAME)	(NAME)	
4014 Edwards Avenue	7770 Poplar Avenue	PARCEL 209
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Germantown, TN 38138	12DZ 11759
(CITY) (STATE) (ZIP)	(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, Mary Edith McWhirter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronya Newell, an unmarried person

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 2, A Re-Subdivision of Lots 102 & 103, Maplewood Heights, as of record in Plat Book 5190, Page 298, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to William A. McWhirter and wife, Mary E. McWhirter by deed from Tom L. Ward and wife, Mora Ward of record in Book 5259, Page 321, Register's Office, Davidson County, Tennessee. The said William A. McWhirter now being deceased. Mary E. McWhirter and Mary Edith McWhirter is one in the same person.

Carl Richard McWhirter executed this instrument on behalf of Mary Edith McWhirter pursuant to a Power of Attorney of record in Book 10833, Page 239, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to minimum building setback line and easement for sanitary sewers and/or storm drains, of record in Plat Book 5190, Page 298, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4014 Edwards Avenue, Nashville, TN 37216
(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 31st day of August 1999

Mary Edith McWhirter
By Carl Richard McWhirter attorney in fact
Carl Richard McWhirter, Attorney-in-fact

08/31/1999 01:03CHECK 380.63

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____ _____

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 _____ _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl Richard McWhirter as Attorney-in-Fact for Mary Edith McWhirter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1999.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

06313 12

IDENTIFICATION REFERENCE

99 SEP -1 PM 3:29

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11645 PG. 201

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

063132
IDENTIFICATION REFERENCE

99 SEP -1 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	99900.00
CON TX	369.63
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	380.63
CHECK	380.63

09/01/99 01 15:29 0001 3624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511670