WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Purdom, II (NAME)	National City Mortgage (NAME)	94-5-23
928 South 12 Street (ADDRESS)	3232 Newmark Drive (ADDRESS)	18W 14175
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Miamisburg, Ohio 45342 (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, Joyce Charissa Wilson Emler, remainderman and Walter H.(Bud) Wilson, life tenant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Purdom, II, a single 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 63, 64 and 65 of Haynie's Central Park, of record in Book 3106, page 92, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of South 12th Street at the corner of Lots No. 1 and 2; thence with the line between said lots, westerly 161.4 feet to a point; thence southerly 50 feet to a concrete monument in the north margin of Ozark Street; thence with the margin of the same, easterly 135.3 feet to the beginning of a curve; thence around said curve, northeasterly 40.1 feet to the west margin of South 12th Street; thence with the margin of the same, northerly 24.2 feet to the point of beginning.

Being the same property conveyed to James C. Wilson and wife, Ruth W. Wilson by deed from Castleman Construction Company, a Tennessee corporation of record in Book 3459, page 91, Register's Office, Davidson County, Tennessee. The said James C. Wilson predeceased the said Ruth W. Wilson who has since died testate. Pursuant to the Last Will and Testament of Ruth W. Wilson in the Probate Court Case No. 359482 of Davidson County, Tennessee, a life estate in the above described property was devised to Walter H. (Bud) Wilson and the remainder was devised to Joyce Charissa Wilson Emler, and they execute this document pursuant thereto.

CONTINUED

This is unimproved ( ) This is improved (X) property, known as 928 South 12th Street, Nashville, TN 37206 (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/our hand s this 24th day of August 1999

Joyce Charissa Wilson Emler

Walter H. (Bud) Wilson

(STATE) 3.22 (COUNTY) 03CHECK 229.30

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 Joyce Charissa Wilson Emler

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 25th day of August, 1999.

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

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter H. (Bud) Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 24th day of August, 1999.

John B Lone
Notary Public

My Commission Expires: May 10, 2002

0631403
RECEIVED FOR REFERENCE
99 SEP -2 AM 7:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

LEGAL DESCRIPTION CONTINUATION

Subject to restrictions of record in Book 3370, page 407, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11645 PAGE 593

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

063 | 403
IDENTIF. & REFERENCE

99 SEP -2 AM 7:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	59000.00
CON TX	218.30
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	229.30
CHECK	229.30

09/02/99 01 07:55 0001 3721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511763