BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

99 SEP 15 PM 2:11

0636065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Kelley T. Oliver
Affiant

Subscribed and sworn to before me, this 15th day of September, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
James Craig Oliver and wife,
Kelley T. Oliver
5961 Sedberry Road
Nahsville, TN 37205

Send Tax Bills To:
FT Mortgage Companies
P. O. Box 80140
Atlanta, GA 30366

Map-Parcel Number:

Map 176-13-036
8DZ 73905

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN ESSARY AND WIFE, ALICE M. ESSARY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES CRAIG OLIVER AND WIFE, KELLEY T. OLIVER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 317, which is a corner lot, fronts 155.1 feet on the easterly margin of Sedberry Road and fronts 132.8 feet on the northerly margin of Gun Club Road, said frontage being joined by a curve having a length of 39.3 feet, and extends back 223.9 feet on the broken easterly line and 235.00 feet on the northerly line to a point of intersection.

Being the same property conveyed to Bryan Essary and wife, Alice M. Essary by deed from Craig E. Gardella and wife, Virginia L. Gardella, of record in Book 9409 page 471, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

122199.1

0636065 09/15/1999 0101 02:11PM CHECK 1028.50

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 109, Register's Office for said County.

This is improved property known as 5961 Sedberry Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of September, 1999.

Bryan Essary

Alice M. Essary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRYAN ESSARY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE M. ESSARY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 1999.

Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11663 PAGE 83

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

0636065

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REGISTER
DAVIDSON CO. TN.

CAMT
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1028.50
CHECK 1028.50

09/15/99 01 14:14 0001 8668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516639