BOX #14A
G#13084-2

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 99

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| ERIC QUIRAM | UNION PLANTERS BANK, N.A. | MAP 083-13 |
| (NAME) | (NAME) | |
| 1902 Fatherland Street | 215 Forrest Street | PARCEL 223.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Hattiesburg, MS 39403 | FB #23W-05430 |
| (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, HOUSTON WILLIAM CALDWELL AND MOSES D. MILLER, CO-TRUSTEES OF THE EDWARD S. CALDWELL AND HELEN M. CALDWELL REVOCABLE LIVING TRUST, and GEORGE McCORMACK CARNEY* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC QUIRAM, A SINGLE PERSON, AND RONALD QUIRAM, A MARRIED PERSON, as joint tenants with right of survivorship 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. 9 of Block "C" on the Plan of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to the Edward S. Caldwell and Helen M. Caldwell Revocable Living Trust and George McCormack Carney, by Deed of Correction from Linda R. Koon, Trustee, of record in Book 11675, Page 602, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

SANDRA Thomas Carney, spouse of the above named George McCormack Carney, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

GEORGE McCormack Carney being one and the same person as George McCormac Carney.

*and wife, SANDRA THOMAS CARNEY

This is improved (X) property, known as 1902 Fatherland Street, Nashville, TN 37206 (unimproved ( ))
(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 20th day of September 19 99

EDWARD S. CALDWELL AND HELEN M. CALDWELL
REVOCABLE LIVING TRUST

BY: Houston William Caldwell Co-Trustee
HOUSTON WILLIAM CALDWELL, CO-TRUSTEES

BY: Moses D Miller Co Trustee
MOSES D. MILLER, CO-TRUSTEE

George McCormack Carney
GEORGE McCORMACK CARNEY

Sandra Thomas Carney
SANDRA THOMAS CARNEY

09/27/99 0101 CASHIER 262.00

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 HOUSTON WILLIAM CALDWELL AND MOSES D. MILLER, CO-TRUSTEES OF THE EDWARD S. CALDWELL AND HELEN M. CALDWELL REVOCABLE LIVING TRUST, and GEORGE McCORMACK CARNEY and wife, Sandra Thomas Carney 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 20th day of September 19 99.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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



0639503
IDENTIFICATION REFERENCE
99 SEP 27 AM 9:08
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____ BOOK 11675 PAGE 609

**FOR** _____

| | | |
|---|---|---|
| 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 |

0639503

IDENTIFICATION REFERENCE

99 SEP 27 AM 9:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 68000.00 |
| MOR TX | 251.60 |
| ERR | CO |
| MOR TX | 251.60- |
| CON TX | 251.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 262.60 |
| CHECK | 262.60 |

09/27/99 01 09:11 0001 2347

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1520273