BOOK 11676 PAGE 345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

99-2323

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 99

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Daniel E. Stepp	SEND TAX BILLS TO: First Union Mortgage Corporation	MAP-PARCEL NUMBERS 72-6
(NAME) 1011 Maynor Avenue	(NAME) 1100 Corporate Center Dr/NC4777	11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRES) Raleigh, NC 27607-5066	15DA 6204
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	CAT CHECK 403.20

FOR AND IN 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, Jason Adair, married and Gerald W. Adair, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel E. Stepp

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. 42 on the Plan of Maynor Place, of record in Plat Book 843, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Jason Adair and Gerald W. Adair by deed from Jerome D. Marshall, et al, filed of record in Book 9833, page 704, Register's Office for Davidson County, Tennessee.

Nanette B. Adair, spouse of the said Jason Adair, joins in this instrument for the purpose of conveying any interest she may have in the said property.

MAIL ENV.

99 SEP 27 PM 12:24
RECEIVED
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

06 397729
REFERENCE

This is improved property known as 1011 Maynor Avenue, Nashville, TN 37216

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 their hands this 24th day of September, 19 99.

Jason Adair

Nanette B. Adair

Gerald W. Adair by Attorney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Jason Adair, to me known to be the person who executed the foregoing instrument on behalf of Gerald W. Adair, and who acknowledged that he/she executed the same as the free act and deed of the said Gerald W. Adair.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of September, 19 99.

NOTARY PUBLIC

My Commission Expires: 5/20/99.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Jason Adair and Nanette B. Adair

the bargainors, 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 Goodlettsville Tennessee, this 24th day of September, 19 99.

My commission expires 5/20/2002

Notary Public Janis L. Duree

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06039729

IDENTIFICATION REFERENCE

99 SEP 27 PM 12:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	106000.00
CON TX	392.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	403.20
CHECK	403.20

09/27/99 01 12:28 0001 2594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520514