BOOK 11688 PAGE 382

THIS INSTRUMENT PREPARED BY:
~~RECORD AND RETURN TO~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)38319 ~~FILE BOX~~

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00.**

Bryan E. Pieper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 1999

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES 4-29-2001

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BRYAN E. PIEPER AND	**CHASE MANHATTAN MORTGAGE**	**83-5-302**
CATHERINE McTAMANEY	**CORPORATION**	**23W 9730**
1312 Stratton Avenue	**155 Franklin Road, Suite 350**	
Nashville, Tennessee 37206	**Brentwood, Tennessee 37027**	

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 **JAMES W. FENTON and wife, JOY ANN FENTON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN E. PIEPER AND CATHERINE McTAMANEY,** husband and wife

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. 23, Block B, on the Plan of F. O. Beasley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 23 fronts 50 feet on the southerly margin of Stratton Avenue and extends back bewteen parallel lines with a westerly margin of North 14th Street, formerly Ordway Avenue, 160.3 feet to an alley.

BEING the same property conveyed to James W. Fenton and wife, Joy Ann Fenton by deed from Phillip A. Choate and John B. Choate of record in Book 9133, Page 398, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1312 Stratton Avenue, Nashville, Tennessee 37206**
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 hands this _____ day of September, 1999.

JAMES W. FENTON

JOY ANN FENTON

10/04/01 02:08:45 PM
CHECK 825-00

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 **JAMES W. FENTON and wife, JOY ANN FENTON** 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 29th day of September, 1999.

My Commission Expires: 9-24-2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, **THE UNDERSIGNED,** a Notary Public in and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____, **of the** _____, **and that he as such** _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the_____ by himself as _____

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of , 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

99061-4 OCT 6 PM 3:00
64267
REGISTER'S OFFICE REFERENCE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11688 PAGE 384

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

06426667

REGISTER'S REFERENCE

99 OCT -4 PM 3:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	825.00
CHECK	825.00

10/04/99 01 15:03 0001 5689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523578