File Box 9B
First Title and Escrow Co., Inc.

BOOK 11768 PAGE 264

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16706
File 16706

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $ 510,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 1999.

Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS HAROLD PINKLEY	FRANKLIN AMERICAN MORTGAGE	Map 116-10
306 Cornwall Avenue	501 Corporate Centre Drive	Par. 100
Nashville, Tennessee	Franklin, Tennessee 37067	F.B. BM6155

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICIA N. EVANS, as to a 3/8 undivided interest, and MCNAIR EVANS, SR., TRUSTEE FOR PATRICIA N.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HAROLD PINKLEY AND WIFE, JOAN PINKLEY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**EVANS, as to a 1/8 undivided interest, and NANCY N. FOSTER, as to a 1/2 undivided interest.

This is improved property located at 306 Cornwall Avenue, Nashville, TN 37205, and is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 1999.

NANCY N. FOSTER

MCNAIR EVANS, SR., TRUSTEE

PATRICIA N. EVANS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NANCY N. FOSTER, 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 30th day of September, 1999.

My Commission Expires: 9/23/2000

Notary Public

WARDEED

STATE OF North Carolina
COUNTY OF Scotland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA N. EVANS, 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 30th day of September, 1999.

Jean R. Barnhill
Notary Public

My Commission Expires: 2-29-2000

STATE OF North Carolina
COUNTY OF Scotland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MCNAIR EVANS, SR., TRUSTEE, 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 30th day of September, 1999.

Jean R. Barnhill
Notary Public

My Commission Expires: 2-29-2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 13 on the plan of Bransford Realty Company's Berekley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Cornwall Avenue at the southwest corner of the property conveyed to Harry Burke and wife, by deed from Bransford Realty Company, of record in Book 1108, page 51, said Register's Office; thence with said Burke's westerly line, northwardly 133 feet more or less, to the dividing line between Lot Nos. 5 and 6 at a point 9 feet east of the easterly line of Lot No. 13; thence with said dividing line, westwardly 9 feet to the easterly line of said Lot No. 13; thence with the line between Lot No. 13 and Lots Nos. 6 and 7, northwardly 115 feet to the corner of Lots No. 12 and 13; thence with the line between said two lots, westwardly 63 feet to the corner of Lots Nos. 13 and 14, said point being the northeast corner of the property conveyed to Catherine Calty Kenney by deed from the Sexton Improvement Company, of record in Book 672, page 484, said Register's Office; thence with said Kenney's easterly line, southwardly 118.6 feet to a point which is 12.2 feet east of the line between Lots Nos. 13 and 14, continuing with Kenney's eastern line, southwardly 104.5 feet to the northerly margin of Cornwall Avenue at the corner of Lot Nos. 13 and 14; thence with said avenue eastwardly 140 feet to the beginning.

Being the same property conveyed to Wilma Buck Nunnelley by deed from Balie C. Gross and wife, Virginia B. Gross, of record in Book 1339, page 262, said Register's Office. The said Wilma Buck Nunnelley has since conveyed a 5/40ths interest in said property to Nancy Nunnelly Foster by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, a 5/40ths interest to Patricia Nunnelley Evans by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, a 4/40ths interest to Gilbert Foster by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, a 4/40ths interest to McNair Evans by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, a 4/40ths interest to Martha M. Evans by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, a 4/40ths interest to Patricia N. Evans by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, and a 4/40ths interest to McNair Evans, Jr., by quitclaim deed of record in Book 9879, page 608, rerecorded in Book 9882, page 856, Book 9879, page 612, rerecorded in Book 9882, page 859, Book 9918, page 523, Book 10357, page 996, and Book 10778, page 266, Register's Office for Davidson County, Tennessee. Patricia N. Evans has conveyed a 4/40ths interest to Nancy N. Foster by quitclaim deed of record in Book 9907, page 896, Book 10016, page 47, Book 10397, page 51, and Book 10895, page 796, Register's Office for Davidson County, Tennessee. Gilbert Foster has conveyed a 4/40ths interest to Nancy N. Foster by quitclaim deed of record in Book 10016, page 50, Book 10397, page 53, and Book 10895, page 798, Register's Office for Davidson County, Tennessee. McNair Evans has conveyed a 1/160ths interest to Nancy N. Foster by quitclaim deed of record in Book 10016, page 44, and a 2/40ths and 19/160ths interest to Patricia N. Evans by quitclaim deed of record in Book 10016, page 44, Book 10397, page 41, and Book 10895, page 788, Register's Office for Davidson County, Tennessee. Martha M. Evans has conveyed a 2/40ths and 3/160ths interest to Patricia N. Evans by quitclaim deed of record in Book 10016, page 35, Book 10397, page 43, Book 10895, page 794, and a 1/40th interest to McNair Evans by quitclaim deed of record in Book 10016, page 35, page 35, Register's Office for Davidson County, Tennessee. Patricia N. Evans has conveyed a 1/40th interest to McNair Evans by quitclaim deed of record in Book 10016, page 38, a 9/160ths interest to Patricia N. Evans by quitclaim deed

-Continued-

EXHIBIT "A" CONTINUATION

of record in Book 10016, page 38, Book 10397, page 45, and Book 10895, page 792, and a 3/160ths interest to Nancy N. Foster by quitclaim deed of record in Book 10016, page 38, Book 10397, page 45, and Book 10895, page 792, Register's Office for Davidson County, Tennessee. McNair Evans, Jr., has conveyed a 1/40th interest to McNair Evans by quitclaim deed of record in Book 10016, page 41, a 9/160ths interest to Patricia N. Evans by quitclaim deed of record in Book 10016, page 41, Book 10397, page 48, and Book 10895, page 790, a 3/160ths interest to Nancy N. Foster by quitclaim deed of record in Book 10016, page 41, Book 10397, page 48, and Book 10895, page 790, Register's Office for Davidson County, Tennessee.

Wilma Buck Nunnelley has subsequently died and devised her remaining 10/40ths interest in said property as follows: 5/40ths to Nancy N. Foster and 5/40th to McNair Evans, Sr., Trustee for Patricia M. Evans by Will of record in Will Book 226, page 93, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Book 547, pages 57 and 58, said Register's Office.

96179190
RECEIVED
99 OCT 19 AM 10:32
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
1286 10/19 0101 03CHECK 1906.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11708 PAGE 268

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

0647919

99 OCT 19 AM 10:32

CAMT	510000.00
CON TX	1887.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1906.00
CHECK	1906.00

10/19/99 01 10:35 0001 1286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529095