WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 330,000.00

Derek A. Pierce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) Exp 03/24/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek A. Pierce	SunTrust Bank, Nashville, N.A.	MAP 104-13
(NAME)	(NAME)	
222 Leonard Avenue	201 4th Avenue North	PARCEL 77
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, Tennessee 37219	
(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, David A. Nunnally and wife, Judith Jones Nunnally

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek A. Pierce and wife, Amanda B. Pierce

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. 16 and the southerly 5 feet of Lot No. 15 in Myrtlewood Plat of Bransford Realty Company's Subdivision of record in Book 547, page 106, Regiser's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 65 feet on the east side of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

Being the same property conveyed to David A. Nunnally and wife, Judith Jones Nunnally by deed from J. L. Goodman, unmarried, of record in Book 4101, page 267, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 106, said Register's Office.

MAIL ENV.

99 NOV 15 AM 10:59

U6573O7

unimproved ( )
This is improved (X) property, known as 222 Leonard Avenue, Nashville, Tennessee 37205
(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 12th day of November 1999

David A. Nunnally, by Andrew B. Nunnally, Attorney in Fact

Judith Jones Nunnally, by Andrew B. Nunnally, Attorney in Fact

99/11/15 0101 03CHECK 1454.00

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 David A. Nunnally and wife, Judith Jones Nunnally

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 12th day of November 1999.

Commission expires _____

_____
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 _____ .

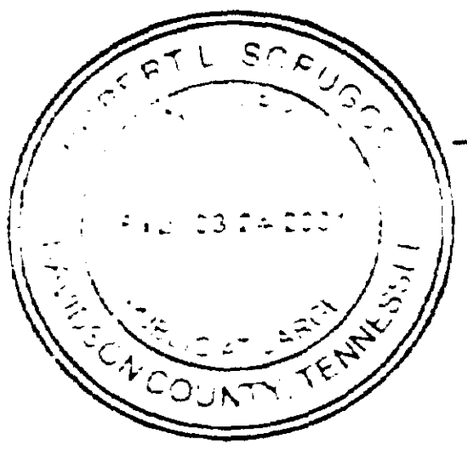
My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 1999, before me personally appeared Andrew B. Nunnally, to me known to be the person who executed the foregoing instrument on behalf of David A. Nunnally and Judith Jones Nunnally and acknowledged that he executed the same as the free act and deed of David A. Nunnally and Judith Jones Nunnally.

Witness my hand and seal this 12th day of November, 1999.



_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11742 PAGE 736

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

0657307

PRENTICE

99 NOV 15 AM 10:59

CAMT	390000.00
CON TX	1443.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1454.00
CHECK	1454.00

11/15/99 01 11:00 0001 1227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538910