Box 17

BOOK 11745 PAGE 971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF November 1999

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: May 5, 2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Ferrell	same	MAP 119-6
(NAME)	(NAME)	
6608 Burkitt Road		PARCEL 158
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		6DA14786
(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, Zeola T. Massengale , unmarried

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

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. 101 on the Map of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for said County described as follows:

Beginning at a point in the north margin of Jay Street at the corner of Lot Nos. 100 and 101; thence with the line between said lots northerly 160 feet to a point at the corner of Lot Nos. 66 and 101; thence with the line between Lot Nos. 66 and 101, easterly 87.7 feet to the west margin of Pickell Drive; thence with the margin of same, southerly 140 feet to the beginning of a curve; thence around said curve, southwesterly 31.42 feet to the north margin of Jay Street; thence with the margin of the same westerly 67.7 feet to the beginning.

Being the same property conveyed to Jimmy L. Massengale and wife, Edna T. Massengale by deed from Charles J. Gentry and wife, Margaret L. Gentry of record in Book 3643, page 105 and to from Jimmy L. Messengale to Zeola Torbett Messengale by divorce decree of record in Book 8629, page 24, Register's Office for Davidson County, TN. The said Jimmy L. Messengale and Jimmy L. Massengale are one and the same person. The said Edna T. Massengale, Zeola Torbett Messengale and Zeola T. Massengale are one and the same person.

This conveyance is subject to any and all existing easements of record and

CONTINUED

unimproved ( )
This is improved (X) property, known as 46 Jay Street, Nashville, TN 37210
(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 my hand this 17th day of November 1999

Zeola T Massengale
Zeola T. Massengale

12/11/99 0101 03CHECK 22 58,000.00 11:17 FEE 2.00 REGISTER'S OFFICE

06382148

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 Zeola T. Massengale

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November 1999.

Commission expires 11/24/2001

Laura A. Teasley
Notary Public

LAURA A. TEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

to all matters shown on the plan of record in Book 1424, page 113, said Register's Office.

The legal description is the same as the previous deed of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

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06382948

RECORDING FEE

11/17/99 11:01:35 AM

CAMT	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	229.60
CHECK	229.60

11/17/99 01 14:01 0001 2232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539895