RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38735) FILE BOX "7"

WARRANTY DEED

Instr:200004070035153 Page: 1 OF 2
REC'D FOR REC 04/07/2000 10:33:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $219.34

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,280.00

X
Affiant

NOTARY PUBLIC
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2000AT LARGE

Notary Public

MY COMMISSION EXPIRES: 1/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Wylie	First Horizon Home Loan Corporation	83-13-512
1600 Shelby Avenue	d/b/a First Tennessee Home Loans	23W-2955
Nashville, TN 37206	P.O. Box 146	
	Memphis, TN 38101	

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,

SANDRA JOYCE TINGLE, MARRIED

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

LINDA WYLIE, UNMARRIED

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 westerly 40 feet of Lot No. 12 on the Map of Edgefield Land Company's First Subdivision as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Part of said Lot No. 12 fronts 40 feet on the southerly side of Shelby Avenue and runs back between parallel lines, with the easterly margin of 16th Street, 150 feet to an alley.

Being the same property conveyed to Sandra Joyce Tingle by Quitclaim Deed from Pauline J. Wafford of record in Book 8716, Page 866, said Register's Office.

THIS IS INVESTMENT PROPERTY AND NOT THE RESIDENCE OF GRANTOR OR ANY SPOUSE.

Unimproved ( )
This is improved (X) property known as 1600 SHELBY AVENUE, NASHVILLE, TN 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 hand this 31st day of March, 2000

Sandra Joyce Tingle by Ken Culp, atty-in-fact

SANDRA JOYCE TINGLE BY KEN CULP, ATTY. IN FACT

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

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 Nashville, Tennessee, this day of March , 2000.

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2000, before me personally appeared Kay Culp to me known to be the person who executed the foregoing instrument in behalf of Sandra Joyce Tingle as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Sandra Joyce Tingle.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2000.

My commission expires: 9/28/2002 _____
Notary Public

SEAN L. SATURN NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE