RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38935) FILE BOX "7"

Instr:200005240051878 Page: 1 OF 2
REC'D FOR REC 05/24/2000 9:03:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $244.20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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
Tracey J. Barr	Bank of America, N.A.	61-16-16
1237 McAlpine Drive	P.O. Box 57060	15DZ-21580
Nashville, TN 37216	Irvine, CA 92619-7060	

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,

BRENDA R. DRAKE JOHNSON, UNMARRIED

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

TRACEY J. BARR, 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 Lot No. 13 on the Unrecorded Map of Chappell's Subdivision of Lots Nos. 21, 23, 25, 27, 29, 31, 33, 35, and 37 of the Monte Vista Plan of record in Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated January 17, 1940, by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of McAlpine Avenue, 189.2 feet west of the intersection of a curve of the westerly margin of Kennedy Street, the common corner of Lots Nos. 13 and 14 of Chappell's Subdivision; thence westerly with the northerly margin of McAlpine Avenue, 50 feet to a point, the common corner of Lots 12 and 13; thence northerly with the common line between Lots Nos. 12 and 13, 170 feet to a point; thence easterly 50 feet to a point, the common corner of Lots 13 and 14 of the Chappell Subdivision; thence southerly with the common line between lots Nos. 13 and 14, 170 feet to a point of beginning.

Being the same property conveyed to Brenda R. Drake, by Quitclaim Deed from Johnny F. Drake of record in Book 7502, Page 759, Register's Office for Davidson County, Tennessee. Previously conveyed to Johnny F. Drake and wife, Brenda R. Drake by Warranty Deed from Jesse Bransford Frogue and James Wendell Chappell of record in Book 6051, Page 997, said Register's Office. Brenda Drake and Brenda Johnson being one and the same person.

See corrected Deed which is being recorded simultaneously herewith.

Unimproved ( )
This is improved (X) property known as 1237 MCALPINE DRIVE, NASHVILLE, TN 37216
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 19th day of May, 2000

Brenda R. Drake Johnson

BRENDA R. DRAKE JOHNSON

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 Brenda R. Drake Johnson, unmarried 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 19th day of May, 2000.

Commission Expires: 9/28/2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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 day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public