RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

X Michael R. Mazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2000

Notary Public

MY COMMISSION EXPIRES: 5/28/02

Instr:200007130069352 Page: 1 OF 2
REC'D FOR REC 07/13/2000 10:13:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $212.75

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
Gregory Motzenbecker	Tucker Federal Bank d/b/a	83-2-28
1418 McKennie Ave.	Prime Lending	27W-24235
Nashville, TN 37206	P.O. Box 211788	
	Augusta, GA 30917-1788	

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,

BETTY WEBB

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

GREGORY MOTZENBECKER, 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:

Being Lot No. 11 on the Plan of H.M. Doak's Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the southerly side of McKennie Avenue and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to Betty Webb by Deed from Robert C. Erwin of record in Book 9900, page 851, Register's Office for Davidson County, Tennessee. Robert C. Erwin having originally received title by virtue of a Warranty Deed from Olive B. Groom, widow and Allie Dale Groom, single to Robert C. Erwin and wife, Pauline Elizabeth Erwin of record in Book 2998, page 191, said Register's Office. The said Pauline Elizabeth Erwin subsequently died and Robert C. Erwin remarried. Robert C. Erwin was then divorced from Dorothy M. Erwin and property was Quitclaimed to him by the said Dorothy M. Erwin in Book 9547, page 257, Davidson County.

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

Unimproved ( )
This is improved (X) property known as 1416 MCKINNIE AVE., 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 12th day of July, 2000

X Betty Webb
BETTY WEBB

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 Betty Webb 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 12th day of July, 2000.

Commission Expires: 5/26/02

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 day of _____, 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