Davidson County DEEDWARR
Recvd: 12/04/00 09:32 2pgs
Fees:11.00 Taxes:610.50
20001204-0118505

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 28th day of November, 2000

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JUSTIN W. LANNING 1420 Benjamin Street Nashville, Tennessee 37206	CTX MORTGAGE COMPANY 3100 McKinnon 5th Floor Dallas, Texas 75201	MAP 83-2 PARCEL 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100---------- ($ 165,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , K. WILLIAM WELLUM, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JUSTIN W. LANNING, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Map of the Subdivision of part of The Weakley Home Place of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 50.0 feet on the southerly side of Benjamin Street and runs back between parallel lines 133.0 feet on the west line and 132.5 feet on the east line to a 15 foot alley in the rear on which it measures 50.0 feet, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is that tract conveyed to Walter W. Lenoir and wife, Lavenia Welchance Lenoir, by Warranty Deed from C.T. Lentz and wife, Carrie Gray Lentz and their daughter, Alice Boyd Lentz Downing of record in Book 2101, page 507, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to K. William Wellum, unmarried, by deed from Matthew W. Smith and wife, Brenda F. Smith, of record as Instrument No. 19991215030349 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1420 Benjamin Street, Nashville, Tennessee 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 GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of The Weakley Home Place of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of November, 2000.

K. WILLIAM WELLUM

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 K. WILLIAM WELLUM, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public