Realty
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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

A. SCOTT HU... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires
03-21-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me this 29th day of November, 2000.

Notary Public
My commission expires: 11/04/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Brenda S. Wallace	Tucker Federal Bank	90-15-41
480 Sunliner Drive	2743 Perimeter Pkwy, #100	
Nashville TN 37209	Augusta, GA 30909	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillis Jennings Keller, unmarried, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Brenda S. Wallace, hereinafter called the Grantee, her successors 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. 304, Section 6, on the Plan of Charlotte Park Subdivision, of record in Book 2900, Pages 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillis Jennings Keller by deed from W. W. Watkins, of record in Book 11605, Page 554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 480 Sunliner Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of November, 2000.

Phillis Jennings Keller

Davidson County DEEDWARR
Recvd: 12/04/00 14:12 2pgs
Fees:11.00 Taxes:314.50

20001204-0118969

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillis Jennings Keller, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of November, 2000.

Notary Public

My Commission expires 03/21/2001

