File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10825 PG 157

#15287

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GREGG A. ACCAS (NAME)	NATIONAL BANK OF COMMERCE (NAME)	155-8-C
905 Kenwick Court West (STREET ADDRESS OR ROUTE NUMBER)	7770 Poplar Avenue (STREET ADDRESS)	170
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Germantown, Tennessee 38138 (CITY) (STATE) (ZIP)	9D80416

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, JANICE E. HIGHT AND HUSBAND, BILLY R. HIGHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGG A. ACCAS AND CATHERINE F. SWEENEY, BOTH UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 170 on the Plan of Poplar Creek Estates Phase 2, as of record in Plat Book 6900, pages 339 thru 347, amended in Plat Book 7900, pages 888 and 889, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice E. Hight and husband, Billy R. Hight by deed from Richard V. Dudley, Jr., married of record in Book 10474, page 167, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6804, page 536, Book 9472, page 824; (3) Charter of record in Book 7120, page 125; (4) Agreement of record in Book 7099, page 299; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 339 thru 347, amended in Plat Book 7900, pages 888 and 889, said Register's Office.

98 MAR -5 PM 2:27
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0408421
IDENTIF. & REFERENCE

1600 03/05 0101 03CHECK $22.67

unimproved ( )
This is improved (xx) property, known as 905 Kenwick Court West, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of February, 19 98

Janice E. Hight
JANICE E. HIGHT

Billy R. Hight
BILLY R. HIGHT

BOOK 10825 PG 158

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE E. HIGHT AND HUSBAND, BILLY R. HIGHT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of February, 19 98

My commission expires 9/23/2001 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State.

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00

Catherine E. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 98

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ~~JANICE E. HIGHT AND HUSBAND,~~ BILLY R. HIGHT

TO ~~GREGG A. ACCAS AND CATHERINE E.~~ SWEENEY, BOTH UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10825 PG 159

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CMB

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK

03/05/98

98 MAR -5 PM 2:27

0408421

IDENTIF. A REFERENCE

No. 1262020