BOOK 10934 PG 883

WARRANTY DEED

File No: 00286013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yvonne M. Sawyer	Chase Manhattan Mtg	Map 150-12-A
[NAME]	[NAME]	
3620 Seasons Drive	POB 11740	Parcel 97
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Antioch, TN 37013	Monroe, LA 71211	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Janice Yearwood and husband, James L. Bramlett

have this day bargained and sold, and do hereby transfer and convey unto the said Yvonne M. Sawyer, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

8340 05/19 01:01 03CHECK 582.80

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 154,000.00

Subscribed and sworn to before me, this the 15TH day of MAY, 19 98.

Affiant

Notary Public Linda V. Jones

My Commission Expires: 09/08/01 [Affix Seal]

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

unimproved ( )
This is improved (X) property known as 3620 Seasons Drive, Antioch
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15TH day of MAY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Janice Yearwood

James L. Bramlett

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Janice Yearwood and husband, James L. Bramlett

the within named bargainor(s), 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.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 15TH day of MAY, 19 98.

Linda V. Jones
Notary Public

My Commission Expires SEPT 8, 2001 8/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

04388811
IDENTIF. & REFERENCE
98 MAY 18 AM 9:30
ELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 616 on the Plan of Phase V-A, Somerset, of record in Book 7900, page 399, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Janice Yearwood, married, by Warranty Deed from Phillips Builders, Inc., of record in Book 9145, page 969, Register's Office for Davidson County, Tennessee.

JB

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT
154000.00
CON TX 569.80
PRFEE 1.00
WDEED 12.00
TOTAL 582.80
CHECK 582.80

05/18/98 01 09:31 0001 8340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043888 I
IDENTIF. & REFERENCE

98 MAY 18 AM 9:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1294334