0444788

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):98 JUN -2 PM 12:58

WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39824
Dav. Co. File: Box 8

BOOK 10956 PG 958

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian P. Findley Christina L. Findley 1108 Langley Place Brentwood, TN 37027	SunTrust Mortgage, Inc. P.O. Box 530718 Atlanta, GA 30353-0718

TAX MAP-PARCEL NUMBERS: 171-3-A-155 06DU 83808

4590 06/02 0101 03CHECK 998.75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Wilson and spouse, Kelly D. Wilson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian P. Findley and spouse, Christina L. Findley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section 6A Fredericksburg of record in Book 7900, page 509 and amended in Book 9700, page 150, said Register's Office.

SAID Lot No. 83 fronts 40.00 feet on the northwesterly margin of Langley Place and extends back 104.46 feet on the easterly line and 205.82 feet on the southwesterly line to a dead line in the rear, measuring 102.79 feet thereon.

BEING the same property conveyed to Jeffrey A. Wilson and wife, Kelly D. Wilson, by deed from Radnor Homes, Inc., of record in Book 10441, page 940, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 509 and amended in Book 9700, page 150, said Register's Office, which Plan shows a 20 foot minimum building setback line from Langley Place together with additional setback designations and 15 foot easement for public utility purposes along the front line(s) and 15 foot easement for drainage purposes along the broken southwesterly line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840 and Book 8920, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1108 Langley Place, Brentwood. TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 2 May ,19 98.

Jeffrey A. Wilson

Kelly D. Wilson

State of CALIFORNIA
County of SAN DIEGO

On MAY 2nd ,19 98, before me the undersigned authority, personally appeared Jeffrey A. Wilson and Kelly D. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 07/12/2001

AFSHIN AGHAYAN
Commission # 1146613
Notary Public - California
San Diego County
My Comm. Expires Jul 12, 2001

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 267,500.00

Affiant

Sworn and subscribed before me on May 29 ,19 98.

Notary Public

My Commission Expires:

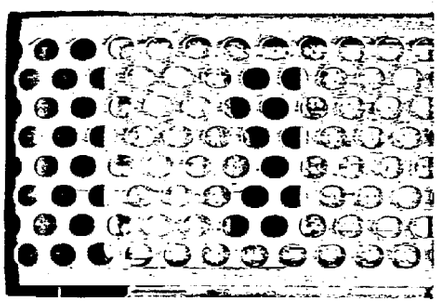
PERCY WILKINS, JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10956 PG 960



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 267500.00
CON TX 989.75
PRFEE 1.00
WDEED 8.00
TOTAL 998.75
CHECK 998.75

06/02/98 01 13:00 0001 4590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444788
IDENTIF. A REFERENCE

98 JUN -2 PM 12:58
REGISTER
DAVIDSON COUNTY, TN.

No. 1300522

