BOOK 11022 PAGE 303

WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1998

Notary Public

MY COMMISSION EXPIRES: ~~March 25, 2000~~ 5-2-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Kay Roate (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 143-6A,
501 Harpeth Oaks Court (ADDRESS)	155 N. Lake Avenue (ADDRESS)	PARCEL #68
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Natalie J. Stelzer and Keith Hinton, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Kay Roate, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 30 on the Plan of Harpeth Trace Estates, Phase Two, a Planned Unit Development, as of record in Book 5200, Pages 556, 557 and 558, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to G. T. Stelzer and wife, Natalie J. Stelzer, by deed from Y & F Builders, a Partnership of record in Book 6857, Page 411, Register's Office for Davidson County, Tennessee. The said G. T. Stelzer having quitclaimed his interest to Natalie J. Stelzer of record in Book 9262, Page 914, said Register's Office, the said Natlie J. Stelzer having quitclaimed to Natalie J. Stelzer, unmarried, and Keith Hinton, unmarried, in Book 9284, Page 65, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Natalie J. Stelzer pursuant to a Power of Attorney executed by same on the 7th day of July, 1998, and being filed for record simultaneously herewith.

98 JUL 16 AM 8:24
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0462955

unimproved ( )
This is improved (X) property, known as 501 Harpeth Oaks Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, to warrant and forever defend the title to the said land to the 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 our hand & this 15th day of July 19 98

Natalie J. Stelzer by Becky Meagher attorney in fact
Natalie J. Stelzer
By: Becky Meagher, Attorney-in-fact

Keith Hinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of July, 1998, before me personally appeared Becky Meagher, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said Natalie J. Stelzer.

Notary Public - Lee E. Cranford

My Commission Expires: March 25, 2000

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 Keith Hinton, 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 at Nashville, Tennessee, this 15th day of July, 1998.

Notary Public - Lee E. Cranford

My Commission Expires: March 25, 2000

Warranty Deed from Natalie J. Stelzer and Keith Hinton, both unmarried, to Mary Kay Roate, unmarried.

4098 07/16 0101 03CHECK 695.50

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 365

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	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	695.50
			CHECK	695.50

07/16/98 01 08:26 0001 4098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462955
IDENTIF. # REFERENCE

98 JUL 16 AM 8:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1319791