WARRANTY DEED

BOOK 11099 PAGE 834

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3-21-2001
(AFFIX SEAL)

MAJ **THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Arnold (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 160-14
5613 Kristin Lane (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 8
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Tucker, Georgia 30084 (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, James B. Dykes and wife, Paula N. Dykes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nick Arnold, 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 8, on the plan of BrentHurst Subdivision, of record in Plat Book 5200, page 492, Register's office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James B. Dykes and Paula N. Dykes from Phillip Dwaine Hooper, Administrator with Will annexed for the Estate of Ruby Nell Levit by virtue of a Deed dated February 26, 1993, recorded March 2, 1993, in Deed Book 8877, page 655, in Davidson County, Tennessee.

This conveyance is subject to the 1998 Davidson County Taxes and any subsequent years; Brentwood Homeowner's Association, Inc. of record in Book 6893, page 80; Maintenance Agreement of record in Book 6668, page 471; and subject to all matter shown on the plan of record in Book 5200, page 492, all in the Register's Office for Davidson County, Tennessee.

6969 09/04 0101 03CHECK 510.50

unimproved ( )
This is improved (X) property, known as 5613 Kristin Lane, Brentwood, Tennessee 37027
(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 s this 31st day of August 19 98

James B. Dykes

Paula N. Dykes

2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Dykes and wife, Paula N. Dykes

the 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. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 19 98.

Commission expires 3/21/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 11099 PAGE 855

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

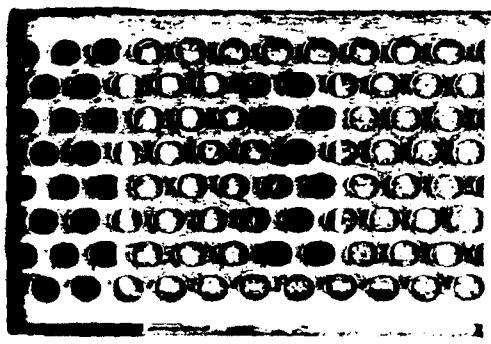
Notary Public

0484332

IDENTIF. ✦ REFERENCE

98 SEP -4 AM 8:13

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

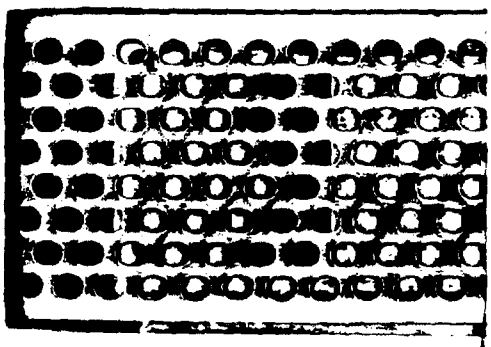
FOR _____

BOOK 11099 PAGE 836

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 135000.00 CON TX 499.50 PRFEE 1.00 WDEED 8.00 CFEE 2.00 TOTAL 510.50 CHECK 510.50	
		09/04/98	01 08:15 0001 6929	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484332
IDENTIF. ↑ REFERENCE

98 SEP -4 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342422