30

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 68,000.00
Subscribed and sworn to before me, this the 27 day of November 1998

Affiant

My commission expires:

(Affix Seal) Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821736
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dean Kirby	Dean Kirby
5821 Brentwood Trace	1603 Ashgrove Court
STREET ADDRESS	STREET ADDRESS
Brentwood, TN 37027	Franklin TN 37069
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 160-14-B-117CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Scott Anderson

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dean Kirby and wife, Judith R. Kirby

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 5821 of Brentwood Trace Condominiums, a horizontal property regime established by 2nd Revision of Master Deed of record in Book 5524 at page 415 as amended in Book 5545, page 510, the Plat of which is of record in Plat Book 5200 at page 219 and revised in Plat Book 5200, page 230 and Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Scott Anderson, Unmarried by Deed of record in Book 10924 page 892, Register's office for said County.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 5821 Brentwood Trace, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 27 day of November , 1998

Scott Anderson
Scott Anderson

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 27 day of November , 1998 , before me personally appeared Scott Anderson to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires
November 26, 2000

State of Tennessee
County of

On this 27 day of November , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0518259
IDENTIF. ↑ REFERENCE

98 DEC -1 AM 9:56
REGISTER
DAVIDSON COUNTY, TN.

3053 12/01 0101 03CHECK 262.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11226 PAGE 70

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 262.60
				CHECK 262.60

12/01/98 01 09:57 0001 3053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 DEC -1 AM 9:

REGISTER
DAVIDSON COUNTY, TN.

0518259
IDENTIFICATION REFERENCE

No. 1378086