BOOK 11241 PAGE 490

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Antonio L. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th December 19 98

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY TENN. AT LARGE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio L. Thompson (NAME)	New Owner (NAME)	MAP 151-10-0-A
305 Wareham Court (ADDRESS)	(ADDRESS)	PARCEL 43 C0
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(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, Steven A. Scioneaux and wife, Kimberly W. Scioneaux

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio L. Thompson, unmarried and Tymekkia Clemmons, 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:

BEING Lot No. 43, on the Plan of Chatham Pointe, of record in Book 6900, Pages 444, 445, 446, and 447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven A. Scioneaux and wife, Kimberly W. Scioneaux by deed from Eugene Collins, unmarried, of record in Book 9948, Page 641, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7358, Page 656; Book 7358, page 792; Book 7599, page 812; Book 8679, page 446; and Book 8667, page 381, Register's Office for said County.

Power of Attorney of record in Book 11241, Page 488, Register's Office for said County.

0522076
IDENTIF. & REFERENCE

98 DEC -8 AM 10:5
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 305 Wareham Court, Antioch, TN 37013
(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 2nd day of December, 19 98

Steven A. Scioneaux by Kimberly W. Scioneaux his Attorney in fact.
Steven A. Scioneaux

Kimberly W. Scioneaux
Kimberly W. Scioneaux

FILE BOX 45

BOOK 11241 PAGE 491

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

7101 12/08 0101 03CHECK 558.60

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, Kimberly W. Scioneaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Steven A. Scioneaux as his Attorney in Fact as the free act and deed of the within named Steven A. Scioneaux.

Witness my hand and official seal at Nashville, Tennessee the 2nd day of December 1998.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENN

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 Kimberly W. Scioneaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December 1998.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENN

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

RECEIVED OF _____

FOR _____

BOOK 11241 PAGE 492

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 148000.00
CON TX 547.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 558.60
CHECK 558.60

RECEIPT IS NOT VALID UNLESS CHECK IS PAID 12/08/98 01:44:00001 7101

05220076
IDENTIF. & REFERENCE

98 DEC -8 AM 10: 15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382094