BK 2

BOOK 11263 PAGE 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,500.00

Kimberley Anne Abercrombie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99 (AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberley Anne Abercrombie (NAME)	Franklin National Bank (NAME)	MAP 160-15
124 Hearthstone Manor Court (ADDRESS)	230 Public Square (ADDRESS)	GROUP A
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	PARCEL 2700-CO

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, Douglas W. Daniel and wife, Tina D. Daniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberley Anne Abercrombie, 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. 27 on the Plan of Phase II Hearthstone Manor, as of record in Plat Book 6200, page 144, amended in Plat Book 6250, page 492, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas W. Daniel and wife, Tina D. Daniel by deed from Randolph C. St. John and wife, Becky St. John of record in Book 9536, page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 6200, page 144, amended in Book 6250, page 492; restrictions of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 7398, page 907, Book 7403, page 568 and Book 6916, page 230; restrictive covenants of record in Book 5409, page 485; dedication of common area in Book 6582, page 158; charter of record in Book 6437, page 852 and restrictions of record in Book 7053, page 982; by-laws in Book 7054, page 19, amended & restated in Book 7403, page 568; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 124 Hearthstone Manor Court, 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 18th day of December 19 98

Douglas W. Daniel

Tina D. Daniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11263 PAGE 693

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas W. Daniel and wife, Tina D. Daniel

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 18th day of December, 19 98

Commission expires 10/12/2002

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

WARRANTY DEED

FROM

Douglas W. Daniel and wife,
Tina D. Daniel

TO

Kimberley Anne Abercrombie

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

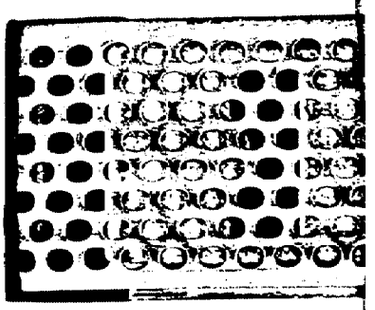
052843 2

IDENTIF. ↑ REFERENCE

98 DEC 22 AM 11:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3942 12/22 0101 03CHECK

701-05



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 694

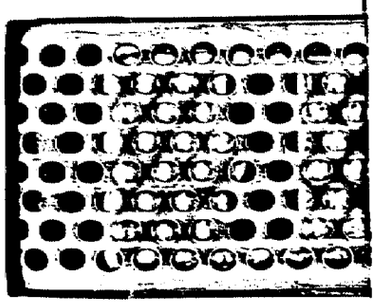
CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

0528432
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 11:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	186500.00
CON TX	690.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	701.05
CHECK	701.05

12/22/98 01 11:13 0001 3942



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405474