BOOK 11264 PAGE 933

BOK 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF December 19 98

Notary Public

My Commission Expires MAY 27 2001

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
John Cameron McInnis (NAME)	First Union Mortgage Corporation (NAME)	MAP 131-06
54 Brookhill Circle (ADDRESS)	1100 Corporate Center Drive/NC 4777 (ADDRESS)	GROUP B
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (CITY) (STATE) (ZIP)	PARCEL 40.00CO

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, Rosemary DeNigris, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Cameron McInnis, 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. 40 on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, as of record in Book 6250, page 564, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosemary DeNigris by deed from Barbara J. Nylander Wingo and husband, Carl E. Wingo of record in Book 10622, page 154, 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 6250, page 564; restrictions of record in Book 6326, page 588, Book 6517, page 522 and Book 6625, page 171; charter of record in Book 6517, page 505, Book 6517, page 511 and Book 6517, page 517; sanitary sewers easement of record in Book 3702, page 250; agreement of record in Book 6470, page 383; and maximum square footage allocations in Book 6250, page 564 and Book 6626, page 937; all of record in the Register's Office for Davidson County, Tennessee. County, Tennessee.

98 DEC 22 PM 3:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0528670
IDENTIF. + REFERENCE

unimproved ( )
This is improved (X) property, known as 54 Brookhill Circle, Nashville, Tennessee 37215
(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 my hand this 21st day of December 19 98

Rosemary DeNigris

Rosemary DeNigris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11264 PAGE 934

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosemary DeNigris, unmarried

the bargainor _____, 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 Brentwood, _____, Tennessee, this 21st day of December, 19 03.

Commission expires 6/12/2003

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

Rosemary DeNigris

TO

John Cameron McInnis

4188 12/22 0101 03CHECK 1028.50

RETURN TO:

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

934

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11264 PAGE 935

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

CAMT	
	275000.00
CON TX	1017.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1028.50
CHECK	1028.50

12/22/98 01 15:44 0001 4188

0528670
IDENTIF. ↑ REFERENCE

98 DEC 22 PM 3:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405719