BOOK 11301 PAGE 456

Map 117-09 Group B Parcel 20

99 JAN 19 PM 12:

05379260

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

New Owner:

VICKI DIANE O'CAIN
115 Longwood Place
Nashville, TN 37215

Send Tax Bills To:
New Owner

Mortgagee:
First American National Bank
Nashville, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, DAVID P. CHAMBERS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JUANITA L. CHAMBERS, Grantor, have bargained and sold and by these presents do transfer and convey unto VICKI DIANE O'CAIN, Grantee, her heirs and assigns, the property located in DAVIDSON County, Tennessee being described as follows:

Being Lot No. 20 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, revised as to floor areas and lot coverages in Book 5419, page 183, said Register's Office.

Said Lot No. 20 fronts 67.08 feet on the westerly margin of Longwood Court and extends back 79.66 feet on its southerly line and 92.97 feet on its northerly line to a line in the rear measuring 68.22 feet thereon.

Being the same property conveyed to Mrs. Juanita Chambers, single, by warranty deed of Creason Clayton Construction Company, Inc., of record in Book 5903, page 633, Register's Office for Davidson County, Tennessee. Juanita Chambers is deceased and pursuant to the terms of her Last Will and Testament of record in Will Book 222, page 546, Probate Court of Davidson county, Tennessee, she devised said proeprty to David P. Chambers.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (a) Declaration of Covenants, Conditions, and Restrictions of record in Book 5344, page 353; Book 5980, page 667; and Book 5980, page 681, Register's Office of Davidson County, Tennessee; (b) Matters shown on the plan of record in Book 5200, page 86, as amended in Book 5419, page 183, Register's Office of Davidson County, Tennessee; (c) Easement for sanitary sewers and/or storm drains of record in Book 6925, page 836, Register's Office of Davidson County, Tennessee; (d) Quitclaim deed conveying open space to Longwood Coop Corp. of record in Book 5717, page 64, Register's Office of Davidson County, Tennessee; (e) All matters shown on the mortgage loan inspection by John Kohl & Co., P.C. dated 1/12/99; (f) 1999 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND I DO FURTHER COVENANT and bind myself my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

JANICE CHAMBERS, spouse of DAVID P. CHAMBERS, hereby quitclaims, grants, transfers and conveys all of her right title and interest in said property (whether by virtue of her marriage to Grantor or otherwise) to Grantee, Grantee's heirs and assigns forever.

WITNESS our hands on this the 14 day of January, 1999.

DAVID P. CHAMBERS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JUANITA L. CHAMBERS

JANICE CHAMBERS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

4001 01/19 0101 03CHECK 1047.00

Personally appeared before me, the undersigned, a Notary Public of said County, DAVID P. CHAMBERS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JUANITA L. CHAMBERS, and wife, JANICE CHAMBERS the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 10.21.2002

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is TWO HUNDRED EIGHTY THOUSAND Dollars ($280,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 10.21.2002

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0537926
IDENTIFICATION REFERENCE

99 JAN 19 PM 12:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	280000.00
CON TX	1036.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1047.00
CHECK	1047.00

01/19/99 01 12:02 0001 4001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413431