STATE OF TENNESSEE
COUNTY OF Davidson

I or we hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $ 112,900.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 1998.

My commission expires: 7-28-2002

Notary Public

MANDY SLIGER NOTARY PUBLIC WILSON COUNTY, TN MY COMMISSION EXPIRES JULY 28 2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
3204 WINDSOR GREEN DRIVE ANTIOCH, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 150-4/68.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JACQUELINE D. SMITH AND TOMMIE HIPSHER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

EDDIE G. POWELL

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 303 ON THE PLAN OF THE COUNTRY, SECTION 7-B, OF RECORD IN PLAT BOOK 6250, PAGE 505, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE D. SMITH AND TOMMIE HIPSHER AND HUSBAND, HENRY H. HIPSHER BY WARRANTY DEED FROM CHARLES E. BENSON, JR. AND WIFE, STEPHANIE M. BENSON DATED MARCH 31, 1995 AND RECORDED APRIL 4, 1995 IN BOOK 9636, PAGE 828, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3204 WINDSOR GREEN DRIVE, ANTIOCH, TN

05387779
IDENTIFIER & REFERENCE
99 JAN 20 PM 1:39
BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of December, 1999.

Jacqueline A. Smith

Tammie Hipsher

4935 01/20 0101 03CHECK 613.75

State of Tennessee
County of Davidson

On this 15th day of December, 1999, before me personally appeared Jacqueline A. Smith and Tammie Hipsher 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 WILSON COUNTY TN
MY COMMISSION EXPIRES JULY 28 2002
NANDY SLIGER

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11304 PAGE 122

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

05387779

IDENTIF. & REFERENCE

99 JAN 20 PM 1:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	162900.00
CON TX	602.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	613.73
CHECK	613.73

01/20/99 01 13:37 0001 4935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414362