This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Dav. Co. File Box 14-A
jtc file 312586-1

ADDRESS NEW OWNER:
Philip A. DuBose
1309 Forrest Oaks Ct., North
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
P. O. Box 670009
Dallas, TX 75267-0009

MAP **155-8-C-133**
GROUP
PARCEL

WARRANTY DEED

BOOK 11312 PAGE 144

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David R. Steffens and wife, Nikki K. Steffens,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Philip A. DuBose and wife, Jane S. DuBose**, 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. 133 of Poplar Creek Estates Subdivision, Phase II, of record in Plat Book 6900, page 339, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to David R. Steffens and wife, Nikki K. Steffens by deed from Lee Chira and William C. Demetree of record in Book 9010, page 786, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 1309 Forrest Oaks Ct., North, Nashville, Tennessee 37221.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

7338 01/26 0101 03CHECK 723.25

99 JAN 26 PM 1:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
054|049

WITNESS our hands this the 21st day of January, 1999.

David R. Steffens

Nikki K. Steffens

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David R. Steffens and wife, Nikki K. Steffens**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 2/23/02

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $192,500.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 5/27/01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11312 PAGE 146

RECEIVED OF _____

FOR _____

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

0541049

IDENTIF. 4 REFERENCE

99 JAN 26 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
192500.00
ERR CO
MAMT
192500.00-
CAMT
192500.00
CON TX 712.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 723.25
CHECK 723-25

01/26/99 01 13:48 0001 7338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416742