WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Chaney	First Trust Mortgage Company	MAP: 87-5A
(NAME)	(NAME)	
4040 Farmingham Woods Drive	115 Eastpark Drive #110	PARCEL: 160
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gordon H. Waddilove and wife, Lauren Moran Waddilove

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Chaney, 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. 53 on the Plan of Farmingham Woods, of record in Plat Book 7900, page 555, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gordon H. Waddilove and wife, Lauren Moran Waddilove by deed from Phillips Builders, Inc. of record in Book 9744, page 592, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable. Map/parcel: 87-5A, #160

Subject to any and all matters of record as shown on the Plan of record in Plat Book 7900 page 555 said Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8238 page 176, Book 8351, page 533; Book 8423, page 784; Book 8424, page 426; Book 8447, page 635; Book 9702, page 528; Book 9006, page 409 and Book 9006, page 414

CONTINUED

unimproved ( )
This is improved (X) property, known as 4040 Farmingham Woods Drive, Hermitage, Tennessee 37076
(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 21st day of January, 19 99

Gordon H. Waddilove

Lauren Moran Waddilove

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

STATE OF TENNESSEE BOOK 11313 PAGE 513
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gordon H. Waddilove and wife, Lauren Moran Waddilove

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 Franklin, Tennessee, this 21st day of January 19 99.

Commission expires 1/26/02

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

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

Charter for Farmingham Woods Homeowner's Association, Inc. of record in Book 8245, page 768 in said Register's Office.

0541487

IDENTIF. ↑ REFERENCE

99 JAN 27 AM 10:57

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7821 01/27 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11313 PAGE 514

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
117900.00
CON TX 436.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 447.23
CHECK 447.23

01/27/99 01 10:56 0001 7821

054 1487
IDENTIF. & REFERENCE
CO JUDGE
BAL GARRETT
BANKBOSTON

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417217