0543173

IDENTIF. & REFERENCE

99 FEB -1 PM 2:05

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40658
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce A. Tousinau Cheyenne S. Tousinau 5222Anchorage Drive Nashville, Tennessee 37220	**New South Federal Savings Bank** 1900 Crestwood Boulevard Birmingham, AL 35283-0180

TAX MAP-PARCEL NUMBERS: 160-3-20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 121500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly S. Winston, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce A. Tousinau and spouse, Cheyenne S. Tousinau,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Haileywood Estates Sec. IV of record in Book 2330, page 49, Register's Office for said County.

SAID Lot No. 71, which is a corner lot, fronts 116.7 feet on the northwesterly margin of Oakley Drive and fronts 101.8 feet on the easterly margin of Anchorage Drive, said frontages being joined by a curve having a length of 44.5 feet, and extends back 110.0 feet on the northerly line and 110.9 feet on the easterly line, to a point of intersection.

BEING the same property conveyed to Beverly S. Winston, unmarried, by deed from Sarah E. Ward, unmarried, of record in Book 8340, page 523, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Pages 175 and 176, said Register's Office.

This is improved property, known as: 5222Anchorage Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 1999.

Beverly S. Winston

BOOK 11319 PAGE 456

State of Virginia
County of Arlington

On this 28th day of January, 1999, before me the undersigned authority, personally appeared **Beverly S. Winston**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Embossed Hereon Is My
Commonwealth of Virginia Notary Public Seal
My Commission Expires August 31, 1999
LISA A. WASHINGTON

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 121500.00

Affiant

Sworn and subscribed before me on the 28th day of January, 1999.

~~Notary Public~~
Deputy Register

~~My Commission Expires:~~ _____

9:28 02/01 0101 03CHECK 460.55

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11319 PAGE 457

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

05431 73
IDENTIFICATION REFERENCE

99 FEB -1 PM 2:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	121500.00
CON TX	449.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	460.55
CHECK	460.55

02/01/99 01 14:03 0001 9628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418990