Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January, 19 99

Notary Public

MY COMMISSION EXPIRES 10/24/2000
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

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 A. Hyde (NAME)	CTX Mtg. Co. (NAME)	MAP 147-10-0
5047 Suter Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 015.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Richard N. Shipp and wife, Debra J.M. Shipp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher A. Hyde and wife, Allison B. Hyde and Kenneth M. Hyde and wife, Charlotte M. Hyde, joint tenants with rights of survivorship

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. 240 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, page 16, said Register's Office, being more particularly described as follows:

Beginning at a point in the northeasterly margin of Briarwood Drive at the easterly margin of Caldwell Country Estates, Section 3, of record in Book 2663, page 130, said Register's Office; thence with the dividing line between said lot and said Section 3, North 17 degrees 54' East 132.41 feet to the common corner of Lots 240 and 241; thence with the dividing line between said lots, southeastwardly 193.8 feet to a point in the northwesterly margin of Suter Drive; thence with the margin of said Drive, southwestwardly 91.20 feet to a concrete monument; thence to the right around a curve, 38.06 feet to a concrete monument in the northeastwardly margin of Briarwood Drive; thence with said margin of said drive northwestwardly 147.07 feet to the point of beginning.

Being the same property conveyed to Richard N. Shipp and wife, Ann M. Shipp by deed from David Byron Kennedy and wife, Pamela Casey Kennedy of record in book 7294, page 154, Register's Office for Davidson County, Tennessee. And further conveyed to Richard N. Shipp by Quitclaim Deed from Ann M. Shipp of record in Book 10459, page 985, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5047 Suter Drive, Nashville, Tennessee 37211
(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 28th day of January, 19 99

Richard N. Shipp

Debra J.M. Shipp

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard N. Shipp and wife, Debra J.M. Shipp

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 28th day of January 19 99

Commission expires 11-18-01

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

THIS CONVEYANCE IS SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 3279 page 556 Register's Office for Davidson County, Tennessee.

Plan of record in Book 3300 page 16 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Caldwell Country Estates Section 5 of record in Plat Book 3300, Page 16, Register's Office for said County, being more particularly described as follows:

Beginning at a point in the northeasterly margin of Briarwood Drive at the easterly margin of Caldwell Country Estates, Section 3, of record in Book 2663, Page 130, said Register's Office; thence with the dividing the line between said lot and said Section 3, North 17 degrees 54' East 132.41 feet to the common corner of Lots 240 and 241; thence with the dividing line between said lots, southeastwardly 193.8 feet to a point in the northwesterly margin of Suter Drive; thence with the margin of said Drive, Southwestwardly 91.20 feet to a concrete monument; thence to the right arund a curve, 38.06 feet to concrete monument in the northeasterly margin of Briarwood Drive; thence with said margin of said Drive, northwestwardly 147.07 feet to the point of beginning.

Being the same property conveyed to Grantors by deed being recorded simultaneously herewith.

0543973
IDENTIF. & REFERENCE
99FEB-2 PM 1:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
0461 02/02 0101 03CHEC
459.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 898

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

0543973
IDENTIF. ↑ REFERENCE

99FEB-2 PM 1:50.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	459.00
CHECK	459.00

02/02/99 01 13:48 0001 0461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419813