WARRANTY DEED

BOOK 11323 PAGE 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Robert W. Farr II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. FARR, II (NAME)	COMMUNITY MORTGAGE CORPORATION (NAME)	MAP 42-16
406 HICKORY CHASE DRIVE (ADDRESS)	142 TIMBER CREEK DRIVE (ADDRESS)	GROUP A
MADISON, TN 37115 (CITY) (STATE) (ZIP)	CORDOVA, TN 38018 (CITY) (STATE) (ZIP)	PARCEL 22.00CO

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, DAVID K. WACHTEL, JR. AND WIFE, SHARON K. WACHTEL, by and through DAVID K. WACHTEL, ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. FARR, II, 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. 22 on the Final Plat of Hickory Chase of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to David K. Wachtel by deed of record in Book 7412, page 406, and re-recorded in Book 7420, page 856, Register's Office for Davidson County, Tennessee; and being a portion of the same property conveyed to David K. Wachtel, Jr. and wife, Sharon Kay Wachtel by deed of record in Book 4596, page 922, Register's Office for Davidson County, Tennessee.

DAVID K. WACHTEL, JR. executes this instrument as Attorney in Fact for SHARON K. WACHTEL, pusuant to Power of Attorney recorded simultaneously herewith.

DAVID K. WACHTEL AND DAVID K. WACHTEL, JR. are one and the same person.

SHARON KAY WACHTEL AND SHARON K. WACHTEL are one and the same person.

0544289

IDENTIF. ↑ REFERENCE

99 FEB -3 AM 8:21

PAUL CARRETT REGISTER
DAVIDSON COUNTY, TN.

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

unimproved ( )
This is improved (X) property, known as 406 HICKORY CHASE DRIVE, MADISON, TN 37115
(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 29th day of January 19 99

DAVID K. WACHTEL, JR.

SHARON K. WACHTEL
BY:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID K. WACHTEL, JR. ~~AND WIFE SHARON K. WACHTEL~~

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of January 19 99.

Commission expires 9/23/00

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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, DAVID K. WACHTEL, JR., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for SHARON K. WACHTEL and is authorized by SHARON K. WACHTEL to execute this instrument on her behalf.

Witness my hand and official seal this the ~~29~~ day of January, 19 99.

My commission expires: 9/23/00

NOTARY PUBLIC

0789 02/03 0101 03CHECK 314-40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

02/03/99 01 08:20 0001 0789

0544289
IDENTIF. ↑ REFERENCE

99 FEB -3 AM 8:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420137