WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37525)

BOOK 11341 PG. 859

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES 9/28/2002
(AFFIX SEAL)

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Cawthon	SAME	104-9-K-306
(NAME)	(NAME)	
3818 West End Avenue #306		26W-10085
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Kimberly R. Hope and Cynthia M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Cawthon

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 Unit No. 306, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, Page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to Kimberly R. Hope and Cynthia M. Smith by deed from Darlene T. Marsh of record in Book 10959, Page 942, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is improved (X) property, known as 3818 West End Avenue #306, Nashville, TN 37205 unimproved ( )
(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 12th day of February, 19 99

Kimberly R Hope by Cyn. M. Smith as atty. in fact

Kimberly R. Hope by Cynthia M. Smith as atty. in fact

Cynthia M. Smith

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 ~~Kimberly R. Hope and~~ Cynthia M. Smith

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 Nashville, Tennessee, this 12th day of February 19 99.

Commission expires 9/28/2002

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

On this the 12TH day of FEBRUARY, 1999, before me personally appeared CYNTHIA M. SMITH to me known to be the person who executed the foregoing instrument in behalf of KIMBERLY R. HOPE as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said KIMBERLY R. HOPE.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 12TH day of FEBRUARY, 1999.

My Commission Expires:
9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 28, 2002

99 FEB 16 PM 3:10

0280 02/16 0101 03CHECK 656.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11341 PG. 861

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
174500.00
CON TX 645.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 656.65
CHECK 656.65

02/16/99 01 15:08 0001 6280

99 FEB 16 PM 3:10

054941

IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425536