WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE Exp. 03/24/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billie G. Varnum (NAME)	Biltmore Mortgage Corporation (NAME)	MAP 108-12
1508 Trailwood Court (ADDRESS)	4301 Hillsboro Road, Suite 301 (ADDRESS)	PARCEL 245
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Charles B. Reinhardt, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billie G. Varnum and wife, Annie L. Varnum

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. 90 on the Plan of Trailwood Subdivision, Section 5, of record in Book 6900, pages 477-479, 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 Charles B. Reinhardt, Jr., by deed from George D. Carpenter and wife, Debra S. Carpenter, of record in Book 10446, page 74, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, pages 477-479, said Register's Office; and (c) restrictive covenants of record in Book 8078, page 521, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1508 Trailwood Court, Nashville, Tennessee 37214
(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 my hand this 12th day of February, 19 99

Charles B. Reinhardt, Jr.

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 Charles B. Reinhardt, Jr., unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he 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 ____

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

0550289
IDENTIFICATION & REFERENCE
99FEB 18 PM 12:39
MAIL ENV
01-205 XDEHDZO TOTO 8T/ZO 9ZZL

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11344 PG. 498

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

0550289

IDENTIF. # REFERENCE

99 FEB 18 PM 12:39

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	133000.00
CON TX	492.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	503.10
CHECK	503.10

02/18/99 01 12:37 0001 7228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426471