BOOK 11346 PG. 444

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,400.00
Johnna Lynne Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 6/12/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCH NUMBERS
Johnna Lynne Baker (NAME)	New South Federal Savings Bank (NAME)	MAP 172-08
1808 Champions Drive (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	GROUP B
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP)	PARCEL 56.00CO

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, Cindy F. Kanaday, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnna Lynne Baker, 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. 56, on the Plan of Bridle Downs, Phase Two, of record in Book 7900, page 241, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Cindy F. Kanaday, unmarried by deed from Fox Ridge Homes, Inc. as of record in Book 8562, page 818, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, Page 241; restrictions of record in Book 7448, page 772, amended in Book 8814, Page 631; Book 9818, Page 68; Book 9873, Page 497; By-Laws of record in Book 8814, page 639; Dedication of common area of record in Book 8838, page 983; Agreement in Book 7266, Page 813; Sanitary Sewer easment of record in Book 7797, Page 477; Book 7797, Page 485; all of record in the Register's Office for Davidson County, Tennessee.

99FEB19 PM12:27
[illegible] COUNTY TN

0550844
IDENTIFICATION & REFERENCE

unimproved ( )
This is improved (X) property, known as 1808 Champions 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 my hand this 16th day of February 19 99

Cindy F. Kanaday
Cindy F. Kanaday

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 Cindy F. Kanaday, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of February, 19 99.

Commission expires 10/12/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

WARRANTY DEED

FROM

Cindy F. Kanaday

TO

Johnna Lynne Baker

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECORDED 02/19/1999 08:00 AM
474-95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11346 PG. 446

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

05508444

IDENTIF. & REFERENCE

99FEB 19 PM 12:27

REGISTER
DAVIDSON COUNTY, TN.

DAFT
125400.00
CO TX 463.98
PRFFE 1.00
MDEED 5.00
CFEE 2.00
TOTAL 471.98
CHECK 471.98
17:36 0001 781-4

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427046