WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Janet G. Rocco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SCOTT HUBBARD
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet G. Rocco (NAME)	Choice One Mortgage, LLC (NAME)	171-3-B-42
641 Old Hickory Blvd., #25 (ADDRESS)	639 East Main Street, B-106 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (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, Debra S. Rankin, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet G. Rocco, a single woman

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. 13 on the Plan of Townhomes of Fredericksburg, Revised Phase One, Section One, of record in Plat Book 9700, page 236, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Debra S. Rankin by deed from Radnor Homes, Inc., of record in Book 10506, Page 916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which has 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 9700, page 236; restrictions of the record in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683 and Book 10294, page 850; Charter of record in Book 10126, page 430; By-Laws of record in Book 10126, page 489 and Book 10275, page 959; Easements of record in Book 7993, page 269, Book 7851, page 712, Book 7358, page 643 and Book 9607, page 431; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #25, Brentwood, Tennessee 37027
(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 11th day of February, 19 99

Debra S. Rankin

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 Debra S. Rankin, a single woman

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 11th day of February, 99

Commission expires 3/4/2001

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

0552654
ALCHILLE A. REFERENCE
99 FEB 24 PM 1:40
REGISTER
WILLIAMSON COUNTY, TN.
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11353 PG. 703

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

0552654

IDENTIFICATION & REFERENCE

99 FEB 24 PM 1:40

REGISTER
DAVIDSON COUNTY, TN.

[illegible]	709.00
[illegible]	699.30
PRFEE	1.00
[illegible]	8.00
[illegible]	3.00
TOTAL	710.30
CHECK	710.30

02/24/99 01 13:38 0001 9707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428918