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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

BOOK 11358 PG. 961

W & I Ref: (gj) Title No: 40714
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mitchell L. Steiner 1308 Creek View Court Nashville, Tennessee 37221	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084

TAX MAP-PARCEL NUMBERS: 141-15-C-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 154900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yvonne Cooney-Colone, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mitchell L. Steiner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 190 on the Plan of Rolling River Estates, Phase 6 of record in Plat Book 5800, page 34, Register's Office for said County.

SAID Lot No. 190 fronts 32.63 feet on the westerly margin of Creek View Court and extends back 196.69 feet on the northerly line and 136.92 feet on the southerly line to a dead line in the rear, measuring 173.0 feet thereon.

BEING the same property conveyed to Yvonne Cooney-Colone by deed from Edward F. Buffie and wife, Penny B. Githers of record in Book 8692, page 9, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 34, said Register's Office, which Plan shows a 30 foot minimum building setback line from Creek View Court, together with a designated building site and a 20 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located on the southeasterly front corner of said lot and a 10 foot easement for public utility and drainage purposes along the northerly and southerly lines of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, By-Laws in Book 4892, page 679, and amended in Book 5835, page 605, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1308 Creek View Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 1999.

Yvonne Cooney-Colone

State of Tennessee
County of Davidson

On this 25th day of February, 1999, before me the undersigned authority, personally appeared **Yvonne Cooney-Colone**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

1153 02/26 0101 03CHECK 584.13

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154900.00

Affiant

Sworn and subscribed before me on the 25th day of February, 1999.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

99 FEB 26 PM 4:18

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0554007

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11358 PG. 963

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

0554007
IDENTIFICATION REFERENCE

99 FEB 26 PM 4:18

REGISTER
DAVIDSON COUNTY, TN.

CAMT
154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.13
CHECK 584.13

02/26/99 01 16:16 0001 1153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430352