This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11367 PG. 135

ADDRESS NEW OWNER:
Lee A. Wynegar
2601 Hillsboro Road, Unit I-14
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **117-3**
GROUP **B**
PARCEL **141.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Musgrove and wife, Nancy B. Musgrove** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Lee A. Wynegar, unmarried**, hereinafter called the "GRANTEE", her 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. I-14, on the Revised Plat of Villager Condominium, of record in Book 5200, page 201, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles Musgrove and wife, Nancy B. Musgrove by deed from Patrick A, McMakin, unmarried of record in Book 10022, page 949, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 2601 Hillsboro Road, Unit I-14, Nashville, Tennessee 37214.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0556252
IDENTIF. ↑ REFERENCE

99 MAR -4 AM 9:28
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3472 03/04 0101 CKCHECK 196.70

WITNESS our hands this the 26th day of February, 1999.

Charles Musgrove

Charles Musgrove

Nancy B. Musgrove

Nancy B. Musgrove

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles Musgrove and wife, Nancy B. Musgrove,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of February, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $51,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11367 PG. 137

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

0556252

IDENTIF. ↑ REFERENCE

99 MAR -4 AM 9:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT 0.00

CONT CAMT 51000.00 0
CON TX 188.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 199.70
CHECK 199.70

03/04/99 01 09:26 0001 3472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432650