WARRANTY DEED

BOOK 11369 PG. 41

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,740.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: February 25, 1999 3/21/2001

NOTARY PUBLIC AT LARGE (AFFIX SEAL)

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
Debbie Winans-Lowe (NAME)	Guaranty Trust Company (NAME)	161-11-A-94.00
471 Huntington Ridge Drive (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Westminster Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debbie Winans-Lowe

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. 94, on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the property conveyed to Westminster Homes, Inc., by deed from Richter Dial Builders, Inc., of record in Book 10673, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Tases for 1999 and any subsequent years; Declaration of Covenants, Conditions and Restrictions in Book 4729, page 687, amended in Book 4889, page 905 and Book 5394, page 243; all matters shown on the plan of record in Book 4675, page 9; By-Laws in Book 4723, page 762; Storm Water Detention Agreement in Book 9732, page 551, and Book 9775, page 308; all in the Register's Office for Davidson County, Tennessee.

3926 03/04 0101 03CHECK 520.64

unimproved ( )
This is improved (X) property, known as 471 Huntington Ridge 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 25th day of February 19 99

Westminster Homes, Inc.

By:

Robert A. Yeatman, Vice President

RECEIVED & RECORDED
99 MAR -4 PM 3:40
LL REGISTER
DAVIDSON COUNTY, TN.

05567700

STATE OF TENNESSEE
COUNTY OF

BOOK 11369 PG. 42

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Yeatman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Westminster Homes, Inc. the within named bargainor, and corporation, and that he as such Vice President 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 Robert A. Yeatman as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 17th day of September 1998.

My commission expires ~~February 25, 1999~~ 7-27-2002

Notary Public

JULIE N. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11369 PG. 43

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

0556700
IDENTIF. & REFERENCE

99 MAR -4 PM 3:40
REGISTER
DAVIDSON COUNTY, TN.

CAMT 137740.00
CON TX 509.64
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 520.64
CHECK 520.64

03/04/99 01 15:38 0001 3926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433101