RETURN TO:
SOUTHEAST TITLE of Tennessee, Inc.
7000 Executive Center Dr., Ste. 100
Brentwood, TN 37027
FILE # 9921930 BOX 30

BOOK 11370 PG. 405

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE
My Commission Expires
November 25, 2000

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
Mijoshski A. Evans	FIRSTRAR HOME MORTGAGE CORPORATION	171-3-B-31
(NAME)	(NAME)	
641 Old Hickory Blvd., Unit	#3 809 SOUTH 60TH ST.,STE.210	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	WEST ALLIS, WI 53214	
(CITY) (STATE) (ZIP)	(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, David C. McGowan, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mijoshski A. Evans

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. 2A on the Plan of Phase One, Section One, Townhomes of Fredericksburg, of record in 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 David C. McGowan, Jr., by quitclaim deed from Radnor Homes, Inc., of record in Book 10828, Page 142, 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, amended in Book 10224, page 683 and Book 10294, page 850; By-Laws of record in Book 10126, page 486, as amended in Book 10275, page 959 and Book 10694, page 539; Deed to State of Tennessee of record in Book 7851, page 712; Easements 7358, page 643, Book 9607, page 431, Book 7993, page 269, and Book 10012, page 756; Charter of Fredericksburg Homeowners Association of record in Book 10828, page 142; Storm Water Detention Agreement of record in Book 10357, page 920; all of record in the Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO*

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., Unit #3, 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 26th day of February 19 99

David C. McGowan, Jr.

Roxane M. McGowan

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 David C. McGowan, Jr. and Roxane M. McGowan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 25th day of February, 19 99.

Commission expires _____

_____
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

* Roxane M. McGowan joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of David M. McGowan, Jr.

055710
IDENTIF. A REFERENCE
99MAR-5 PM12:36
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
687.73 CHECK 03/05 0101 #397

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11370 PG. 407

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

0557109

IDENTIF. A REFERENCE

99MAR-5 PM 12:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	182900.00
CON TX	676.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	687.73
CHECK	687.73

03/05/99 01 12:35 0001 4397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433569