FILE BOX 45

BOOK 11375 PG. 542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Michael Goins
Affiant

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

Marie Bradley
Notary Public

MY COMMISSION EXPIRES: 1/26/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Goins	Dylan Mortgage, Inc.	MAP 119-12
(NAME)	(NAME)	
804 Drummond Drive	6410 Carolina Beach Rd.	PARCEL 63
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Wilmington, NC 28412	
(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, Roger Clemons and wife, Donna Lynn Freeman Clemons, formerly Donna Dunlap Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Goins and wife, Barbara Goins

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:

BEING Lot No. 169, on the Plan of Battlewood Subdivision, Section 2, of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

97I 03/09 0101 03CHECK 406.90

BEING the same property conveyed to Donna Lynn Freeman, formerly Donna Dunlap Ross, by Quitclaim Deed from James L. Curtis, Trustee, of record in Book 7832, Page 45, Register's Office for said County. The said Donna Lynn Freeman now known as Donna Lynn Freeman Clemons.

The said Roger G. Clemons joins in this conveyance to convey any and all marital interest he may have in said property.

055861 8

RECEIVED FOR REFERENCE

99 MAR -9 AM 10:46

REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 804 Drummond Drive, Nashville, TN 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 our hand s this 26th day of February 19 99

Roger Clemons

Donna Lynn Freeman Clemons

Donna Lynn Freeman Clemons

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Clemons and wife, Donna Lynn Freeman Clemons, formerly Donna Dunlap Ross

the bargainor S, 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 Nashville, Tennessee, this 26th day of February 19 99.

Commission expires 1/26/02

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11375 PG. 544

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

0558618

IDENTIF. & REFERENCE

99MAR-9 AM10:46

REGISTER
DAVIDSON CO. TN.

CAMT
107000.00
CON TX 395.90
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 406.90
CHECK 406.90

03/09/99 01 10:45 0001 597:

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435125