THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Return to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11375 PG. 829

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Donald G. Luke
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-4-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Paxton W. Fitts (NAME)	Cendant Mortgage (NAME)	156-2-195
825 Footpath Trace (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Donald G. Luke and wife, Janice G. Luke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paxton W. Fitts and wife, Lacey S. Fitts

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. 756 on the Plan of Harpeth Woods, Section Two, as of record in Plat Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Donald G. Luke and wife, Janice G. Luke by deed from Fox Ridge Homes, Inc., of record in Book 6002, page 731, and as re-recorded in Book 6863, page 235, Register's Office for Davidson County, Tennessee.

PICK-UP

05586675

RECEIVED & RECORDED
99 MAR -9 AM 11:18
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 825 Footpath Trace Terrace, Nashville, Tennessee 37221
(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

Donald G. Luke
Donald G. Luke

Janice G. Luke
Janice G. Luke

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 Donald G. Luke and wife, Janice G. Luke

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 1-5-99 day of

Commission expires

NOTARY PUBLIC AT LARGE OF DAVIDSON COUNTY, TENN.

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

602B 03/09 0101 03CHECK 503.40

BOOK 11375 PG. 831

WARRANTY DEED

FROM

Donald G. Luke and Janice G. Luke,
husband and wife

TO

Paxton W. Fitts and Lacey S. Fitts,
husband and wife

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11375 PG. 832

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

05585675

IDENTIF. & REFERENCE

99MAR-9 AM11:18

REGISTER
DAVIDSON COUNTY, TN.

CAMT
132000.00
CON TX 488.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 503.40
CHECK 503.40

03/09/99 01 11:18 0001 6028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435182