WARRANTY DEED

STATE OF TENNESSEE BOOK 11379 PG. 380
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 1999

_____
Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Todd A. Plambeck and wife, Sara T. Plambeck 1501 Gartland Avenue Nashville, TN 37206	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	083-090-318.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **DANIEL M. FARRAR AND GINA GRIVICH,*** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **TODD A. PLAMBECK AND WIFE, SARA T. PLAMBECK**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit. * FARRAR D.T. 55?

Land in Davidson County, Tennessee, being Lot No. 103 in the Subdivision of A. V. S. Lindsey's 29 Acre Tract as shown in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet on the Northerly side of Gartland Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daniel M. Farrar and Gina Grivich, by warranty deed from Daniel M. Farrar and David H. Farrar of record in Book 10001, Page 443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters appearing on the Plan of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1501 Gartland Avenue, Nashville, TN 37206.

055967

FILED FOR REFERENCE
99 MAR 11 AM 11:17
REGISTER
DAVIDSON CO. TN.

MAIL ENV.

7100 03/11 0101 030CHECK 427.25

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 person 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 25th day of February, 1999.

Daniel M. Farrar

Gina Grivich FARRAR

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Daniel M. Farrar and Gina Grivich FARRAR within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 25th day of February, 1999.

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires: 8-5-02

My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11379 PG. 382

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	

0559677

INSTRUMENT # REFERENCE

99 MAR 11 AM 11:18

REGISTER'S OFFICE TN.

CAMT	112500.00
CON TX	416.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	427.25
CHECK	427.25

03/11/99 01 11:17 0001 7100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436243