WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 10/22/2001
(AFFIX SEAL)

BOOK 11388 PG. 819

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wynelle R. Sanders	- Same -	MAP 129-15-A
(NAME)	(NAME)	
21 Vaughns Gap Road, Unit 14		PARCEL 14.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, Ronald D. Hill, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wynelle R. Sanders and husband, James J. Sanders

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. 14 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condomium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1, of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to RONALD D. HILL, unmarried, by deed from Metropolitan Federal Savings and Loan Association of record in Book 8009, page 455, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable. (Map 129-15-A, Parcel 14.00)

Plan of record in Book 7091, page 302, said Register's Office, shows an

CONTINUED

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road, Unit 14, Nashville, Tennessee 37205
(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 15th day of March, 19 99

Ronald D. Hill

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

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ronald D. Hill, a married person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Boone~~ Kentucky ~~Tennessee~~, this 15th day of March 19 99.

Commission expires 5-19-02

Jeffrey M. Flanagan, Notary Public
State at Large, Kentucky
My Commission Expires 05/19/2002

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

LEGAL DESCRIPTION CONTINUATION

Owner's Certificate, certain notes, easements and setback lines.

Master Deed of record in Book 7091, page 302, said Register's Office.

By-Laws of record in Book 7091, page 351, said Register's Office.

Easement for sewer of record in Book 4816, page 427 and corrected in Book 4881, page 710, said Register's Office.

Subject to the Horizontal Property Act.

Subject to any unrecorded leases.

Subject to rights of others in and to the common areas/elements.

0562436
IDENTIF. & REFERENCE
99MAR 17 PM 2:24
[illegible] REGISTER
DAVIDSON COUNTY, TN.
0002 03/17 0101 02CHECK 233.74

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11388 PG. 821

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

0562436
IDENTIF. & REFERENCE

99 MAR 17 PM 2:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	60200.00
CON TX	222.74
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.74
CHECK	233.74

03/17/99 01 14:24 0001 0003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439123