WARRANTY DEED

BOOK 11389 PG. 9

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 6/20/00
(AFFIX SEAL)

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
Terrie D. Johnson	NORWEST MORTGAGE, INC.	149-11-0-A-016.00
(NAME)	(NAME)	
5224 Rice Road	P.O. BOX 6502	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	SPRINGFIELD, OH 46501	
(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, Gregory F. Philpott and wife, Tabitha Philpott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrie D. Johnson, Unmarried

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. 16 on the Plan of Rice Hill Subdivision Section I of record in Plat Book 6250, page 858, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory F. Philpott by Warranty Deed from Mariea C. Hite and Michael Paul Hite of record in Book 10054, page 307 in the Register's Office for Davidson County, Tennessee.

The said Tabitha Philpott joins in this to convey any marital interest that she may have in the subject property.

THIS CONVEYENANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable. Map/Parcel: 149-11-0-A-016.00 CO

Subject to any and all matters of record as shown on the Plan of record in Plat Book 6250 page 858 said Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6812 page 48 Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5224 Rice Road, Antioch, Tennessee 37013
(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 9th day of March 19 99

Gregory F. Philpott

Tabitha Philpott

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

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 Gregory F. Philpott and wife, Tabitha Philpott

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 Franklin, Tennessee, this 9th day of March, 99.

Commission expires 10/22/01

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 _____ this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

By-Laws of record in Book 6812, page 55 in said Register's Office.

Easement Deed for Water and Sewer of record in Book 7316, pages 122 & 126; in Book 7628, page 569 both in said Register's Office.

Dedication of common area of record in Book 7097, page 613 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

MAIL ENV.

0562485

INSTRUMENT # REFERENCE

99 MAR 17 PM 3:11

REGISTER
WILLIAMSON COUNTY, TN.

03/17/1999 0101 0269 5005

32.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11389 PG. 11

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

0562485

IDENTIF. & REFERENCE

99 MAR 17 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	329.20
CHECK	329.20

03/17/99 01 15:10 0001 0055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439175