WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Warren V. Elliott
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-10-01
(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
Warren V. Elliott (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 161-10-0-B
513 Fairhaven Court (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 104.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Kurt VanWagoner and wife, Jodi I. VanWagoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren V. Elliott, 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. 295, on the Plan of Second Revision, Phase Six, Villages of Brentwood, of record in Book 6900, page 316, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kurt VanWagoner and wife, Jodi I. VanWagoner, by deed from Wendell J. Jernigan and wife, Barbara S. Jernigan, as of record in Book 10067, page 861, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 6900, page 316, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Restrictive covenants contained in an instrument of record in Book 6143, page 11, Book 7207, page 251, and in Book 8507, page 831, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 513 Fairhaven Court, 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 15th day of March, 19 99

Kurt VanWagoner by Sharon Kelton attorney in fact

Kurt VanWagoner

Jodi I. VanWagoner by Sharon Kelton attorney in fact

Jodi I. VanWagoner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____19_____ .

Commission expires _____

_____
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

2256 03/23 0101 03CHECK 473.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kelton with whom I am personally acquainted and who acknowledged she is the Attorney-in-Fact of Kurt VanWagoner and Jodi I. VanWagoner and is authorized by Kurt VanWagoner and Jodi I. VanWagoner to execute the within instrument for the purposes therein contained. Witness my hand and offical seal Franklin, Tennessee, this 19th day of March, 1999.

My commission expires: 11-18-01

_____
Notary Public

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

11, Book 7207, page 251, and in Book 8507, page 831, Register's Office for Davidson County, TN.

Charter of record in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927, and in Book 8163, page 593.

MAIL ENV.

99 MAR 23 AM 10:28

05645585

RECEIVED & RECORDED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11395 PG. 889

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

0564585

IDENTIFICATION REFERENCE

99 MAR 23 AM 10:28

REGISTER
DAVIDSON COUNTY, TN.

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

03/23/99 01 10:28 0001 2256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441349