WARRANTY DEED

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,800.00

Tracy Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: June 19, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Williams (NAME)	Franklin American Mortgage (NAME)	Map 33-4-B
210 Dry Creek Point Court (ADDRESS)	501 Corporate Centre Drive, Ste 400 (ADDRESS)	Parcel 7
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, CANDY MORGAN BELL (one and the same as Candy Kay Morgan) and husband, Thomas J. Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Williams and wife, Tammy Williams

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:

The following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the Plan of Dry Creek Pointe, Section One of record in Plat Book 7900, pages 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Candy Kay Morgan, unmarried by warranty deed of Fox Ridge Homes, Inc. of record in Book 9917, page 709, Register's Office of Davidson County, Tennessee.

ENCUMBRANCES SUBJECT TO SAID PROPERTY

1999 Metropolitan Davidson County and City of Goodlettsville Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof the grantees who will be responsible for the payment of said taxes. Map 33-4-B Parcel 7

Restrictive covenants of record in Book 9863, page 153, Register's Office of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 210 Dry Creek Point Court, Goodlettsville, TN 37072
(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 24th day of March, 19 99

Candy Morgan Bell
Candy Morgan Bell

Thomas J. Bell
Thomas J. Bell

Matters appearing on the plan of Dry Creek Pointe, Section One, of record in Plat Book 7900, page 737, Register's Office of Davidson County, Tennessee.

Subject to transmission line easements of record in Book 1153, page 652, Book 3233, page 525 and Book 3233, page 527, Register's Office of Davidson County, Tennessee.

Subject to easements for sewer of record in Book 4472, page 271, Book 4805, page 797 and Book 5083, page 272, Register's Office for Davidson County, Tennessee.

Subject to easements to Madison Suburban Utility District of record in Book 9417, page 843 and Book 9417, page 846, Register's Office of Davidson County, Tennessee.

By-Laws of Dry Creek Pointe Homeowners Association of record in Book 9863, page 160, Register's Office of Davidson County, Tennessee.

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 CANDY MORGAN BELL (one and the same as Candy Kay Morgan) and husband, Thomas J. Bell

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 24th day of March 19 99

Commission expires June 19, 200

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

056619
IDENTIFICATION REFERENCE
99 MAR 26 PM 2:37
RECORDED
AND FEE PAID
STATE OF TENN.
WILLIAMSON CO.
MOTARY PUBLIC AT LARGE
WHITELEY BELDEN
STATE OF TENN.
WILLIAMSON CO.
4921.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11402 PG. 167

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

0566199

IDENTIF. & REFERENCE

99 MAR 26 PM 2:37

CAMT

	128800.00
CON TX	476.56
PRFEE	1.00
[illegible]	12.00
CFEE	2.00
TOTAL	491.56
CHECK	491.56

03/26/99 01 14:36 0001 3962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443037