FILE BOX 45

WARRANTY DEED

BOOK 11404 PG. 537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Jenine D. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 99

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenine D. Bailey	Cendant Mortgage Corporation	MAP 148-15
(NAME)	(NAME)	
4148 Eastview Drive	6000 Atrium Way	PARCEL 207
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt. Laurel, NJ 08054	
(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, Phillip R. Evans, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jenine D. Bailey, married

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:

BEING Lot No. 13, on the plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 13 fronts 80.70 feet on the northeasterly margin of Eastview Drive and extends back 114.39 feet on the northwesterly line and 107.51 feet on the southeasterly line to a broken line in the rear, measuring 71.68 feet thereon.

BEING the same property conveyed to Phillip R. Evans and wife, Jeanetta T. Evans by deed from Donna Lynne Corn Weeks and husband, James S. Weeks, of record in Book 8249, Page 250, Register's Office for said County. See also Quitclaim Deed Book 9391, Page 449 to Phillip R. Evans from Jeanetta T. Evans.

This conveyance is subject to Restrictive Covenants of record in Book 5449, Page 535, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4148 Eastview Drive, 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 my hand this 25th day of March, 19 99

Phillip R. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip R. Evans, unmarried

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 Nashville, Tennessee, this 25th day of March, 19 99.

Commission expires 3/24/01

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

99 MAR 29 PM 2:43

RECEIVED FOR RECORD
AND RECORDED IN OFFICIAL RECORDS OF
DAVIDSON COUNTY, TN.
PAUL GARNETT REGISTER

056880

IDENTIFICATION/REFERENCE

$20.00 02/29 0101 CHECK 265.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11404 PG. 539

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

0566880 0

IDENTIFICATION REFERENCE

99 MAR 29 PM 2:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	68900.00
CON TX	254.93
PRFEE	1.00
MISCEL	8.00
CFEE	2.00
TOTAL	265.93
CHECK	265.93

03/29/99 01 14:43 0001 4720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443785