FILE BOX 45

BOOK 11404 PG. 579

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Vicki L. Lodyga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Phillips	Countrywide Home Loans, Inc.	MAP 75-9
(NAME)	(NAME)	
212 Bonnaoaks Drive	155 N. Lake Ave., P.O. Box 7137	PARCEL 209
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pasadena, CA 91109-7137	
(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, Larry D. Poole and wife, Diane G. Poole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Phillips and wife, Karisa S. Phillips

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. 1078 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennesse.

SAID Lot No. 1078 fronts 80.0 feet on the southwesterly side of Bonnaoaks Drive and runs back between lines measuring 146.45 feet on the southeasterly line and 142.11 feet on the northwestly line to a dead line in the rear measuring 82.75 feet thereon.

Being the same property conveyed to Larry D. Poole and wife, Diane G. Poole by deed from John C. Thompson and wife, Barbara S. Thompson, of record in Book 5968, Page 280, Register's Office for Davidson County, Tennessee.

99 MAR 29 PM 2:47
BILL BARRETT, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05666887

unimproved ( )
This is improved (X) property, known as 212 Bonnaoaks Drive, Hermitage, TN 37076
(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 26th day of March 19 99

× Larry D. Poole
Larry D. Poole

× Diane G. Poole
Diane G. Poole

FILE BOX 45

BOOK 11404 PG. 580

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 Larry D. Poole and wife, Diane G. Poole

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 Goodlettsville, Tennessee this 26th day of March 19 99.

Commission expires 3/23/02

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

4127 02/99 0101 03:08:07 417.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11404 PG. 581

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

0566887
IDENTIFICATION REFERENCE

99MAR29 PM 2:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	109900.00
CON TX	406.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	417.63
CHECK	417.63

03/29/99 01 14:46 0001 4727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443792