IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

99 APR -1 PM 4:38

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11412 PG. 921

Name and Address of New Owner:
Matthew R. Arnett
122 East Avenue
Goodlettsville, Tennessee 37072

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 100100
Atlanta, Georgia 30348

Street Address of Subject Property:	**Map-Parcel No:**
122 East Road	**Map 26-01**
Goodlettsville, Tennessee 37072	**Parcel 54.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SHELLEY D. FENTON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MATTHEW R. ARNETT,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 and one half of Lot No. 29 on Block "G" in second Addition of Roscoe Place Subdivision, of record in Book 843, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelley D. Fenton by deed from Norman F. O'Saile, Jr. and wife, Audrey D. O'Saile, of record in Book 9843, page 544, said Register's Office.

Chris J. Fenton, husband of Shelley D. Fenton, joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 843, page 73, Register's Office for Davidson County, Tennessee.

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DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 31st day of March, 1999.

Shelley D. Fenton
SHELLEY D. FENTON

Chris J. Fenton
CHRIS J. FENTON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of March, 1999, before me personally appeared Shelley D. Fenton and Chris J. Fenton to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

J. Michael Morgan
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
J. Michael Morgan
My Commission Expires
July 26, 2001
STATE OF TENNESSEE

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BOOK 11412 PG. 923

The actual consideration or value whichever is greater, for this transfer is $82,400.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 1999.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11412 PG. 924

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

0568877

IDENTIFICATION REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82400.00
CON TX	304.88
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	319.88
CHECK	319.88

04/01/99 01 16:38 0001 6798

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445840