PREPARED BY (AND RETURN TO):

BOOK 11415 PG. 52

WILKINS & IVEY
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W & I Ref: (mec) Title No: 40821
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ella Denise Perino 700 Spring House Circle Brentwood, TN 37027	The Huntington Mortgage Company 7575 Huntington Park Dr., HM 1125 Columbus, OH 43235

TAX MAP-PARCEL NUMBERS: 160-11-10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 185,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred C. Dance, Trustee, with full power, under the last will and testament of Harry N. Williams,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ella Denise Perino,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Hearthstone Phase 1, of record in Book 5200, Page 218, Register's Office for said County.

SAID Lot No. 74, which is a corner lot, fronts 87.20 feet on the northwesterly margin of Trousdale Drive and fronts 105.63 feet on the broken southwesterly margin of Spring House Circle, said frontages being joined by a curve having a length of 41.48 feet, and extends back 83.37 feet on the northwesterly line and 126.10 feet on the southwesterly line, to a point of intersection.

BEING the same property conveyed to Harry N. Williams, a single person by deed from Joan Cummins, a single person of record in Book 7659, Page 616, and corrected in Book 7788, Page 227, both in Registers Office for said County. Harry N. Williams has since died, unmarried and testate, by Will of record in Will Book 222, Page 89, Probate Court Clerks Office for Davidson County, Tennessee. The said Harry N. Williams named Fred C. Dance, Trustee, with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 218 as amended in Book 5713, page 229 and Book 6252, page 422, said Register's Office, which Plan shows a 30 and 15 foot minimum building setback line from Trousdale Drive and Spring House Circle, respectively, together with additional setback designations and an easement for public utility and drainage purposes along the easterly corner of said lot; Restrictive covenants of record in Book 3409, Page 485, Book 5479, Page 422, said Register's Office

This is improved property, known as: 700 Spring House Circle, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of April, 1999.

Fred C. Dance, Trustee

Fred C. Dance, Trustee, with full power, under the last will and testament of Harry N. Williams

State of Tennessee
County of Davidson

On April 2, 1999 before me the undersigned authority, personally appeared **Fred C. Dance, Trustee, with full power, under the last will and testament of Harry N. Williams** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00

Affiant

Sworn and subscribed before me on ~~the~~ 2nd day of April, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

05-569 RECORDED FOR 50/50 CITY

99 APR -5 PM 3:14

REGISTER DAVIDSON COUNTY, TN.

0569428

IDENTIFICATION REFERENCE

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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AMT	165000.00
CON TX	684.50
PRFEE	1.00
UCCFEE	8.00
CFEE	2.00
TOTAL	695.50
CHECK	695.50

04/05/99 01 15:16 0001 7362

05699428

RECEIVED FOR REFERENCE

99 APR -5 PM 3:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446395