Maximum Principal Indebtedness
For Tennessee Recording Tax
Purpose is $ 54,400.00

UB
Prepared by

THIS INSTRUMENT WAS PREPARED BY,
AND WHEN RECORDED RETURN TO:
Charles E. Reed
Attorney at Law
7065 Moore's Lane, Suite 200
Brentwood, Tennessee 37027
(615) 221-5166

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TNIO7679

LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER:
Ronnie Owen & Michelle Owen
1133 Kirkland Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
1133 Kirkland Ave
Nashville, Tn 37216

MAP-PARCEL NO.
72-3-344

BOOK 11416 PG. 193

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, CHASE MANHATTAN BANK USA, N.A., ("Grantor") has bargained and sold, and hereby transfers and conveys to Ronnie Owen and wife, Michelle Owen ("Grantee"), their successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 57.3 feet of Lot #40 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot #40 fronts 57.3 feet on the northerly side of Kirkland Avenue and runs back 200.3 feet, more or less, on the westerly line and 202.5 feet on the easterly line with the westerly margin of Windsor Street to the southerly line of Lot #57 and measures 57.3 feet thereon.

Being the same property conveyed to CHASE MANHATTAN BANK USA, N.A., by Deed of Foreclosure from John M. Richardson, Jr., Trustee, dated June 30, 1998, and of record in Book 11016, page 111, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized in fee of the aforesaid Property, that Grantor has a good right to sell and convey the same, and that the same is free from encumbrances except as follows:

1) Accrued taxes and taxes not yet due and payable but constituting a lien upon the Property; 2) restrictive covenants, building lines and easements of record in the Register's Office of Williamson County, Tennessee.

This is improved property known as: 1133 Kirkland Avenue, Nashville, TN 37216.

Grantor further covenants and warrants to ~~forever~~ defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Executed this 1 day of March, 1999.

0569735
99 APR -6 AM 9:39

CHASE MANHATTAN BANK USA, N.A

By: Robert G Caruso
Robert G. Caruso
Its: Vice President

STATE OF OHIO
COUNTY OF ~~Cuyahoga~~

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert G. Caruso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of CHASE MANHATTAN BANK USA, N.A., a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Cleveland, Ohio, this 1 day of March, 1999.

Robin R. Tallhamer
Notary Public

My Commission Expires: 4-19-2003

ROBIN R. TALLHAMER, Notary Public
State of Ohio, Lorain County
My Commission Expires Apr. 19, 2003

STATE OF TENESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,900.00

Sharon B. Todd
Affiant

Subscribed and sworn to before me, this 30th day of March, 1999.

Notary Public

My Commission Expires: 3/18/2002

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11416 PG. 195

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

0569735

INSTRUMENT REFERENCE

99 APR -6 AM 9:39

RECEIVED
DAVIDSON COUNTY TN

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

[illegible]	1400.00
DEED TX	203.13
PRFEE	1.00
[illegible]	5.00
CFEE	2.00
TOTAL	211.13
CHECK	211.13

[illegible] 01 09:41 0001 76B2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446708