WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

BOOK 11441 PG. 492

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUNE 09, 2002

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McRae	First Republic Mortgage	MAP 93 GROUP 8
(NAME)	(NAME)	
151 Hardaway Drive	3212 West End Avenue, Suite 500	PARCEL 109
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37203	Go 059.00
(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, Jonathan R. Vaden, Sr. and wife, Laconya L. Vaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David McRae and wife, Lisa McRae

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. 347, on the Plan Gatewood, Section 2, of record in Plat Book 3700, Page 144 & 145, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan R. Vaden, Sr. and wife Laconya L. Vaden by deed from Kevin M. Spain and wife Ruth Spain of record in Book 9825, Page 638, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4179, Page 488, said Register's Office.

This conveyance is subject to minimum building setback lines and public utility & drainage easement, of record in Plat Book 3700, Page 144 & 145, said Register's Office.

unimproved ( )
This is improved (X) property, known as 151 Hardaway Drive, Goodlettsville, TN 37072
(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 9th day of April, 19 99

Jonathan R. Vaden, Sr.

Jonathan R. Vaden, Sr.

Laconya L. Vaden

Laconya L. Vaden

BOOK 11441 PG. 493

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 Jonathan R. Vaden, Sr. and wife, Laconya L. Vaden

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 White House, Tennessee, this 9th day of April, 19 99.

Commission expires 6/9/2002

Angela R. Burkeen
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

ANGELA R. BURKEEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUNE 09, 2

99 APR 21 PM 2:33
REGISTER
DAVIDSON COUNTY, TN.
0576893
RECORDING FEE
53.50 04/21 0101 03CHECK 347.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11441 PG. 494

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

0576893

IDENTIFICATION REFERENCE

99 APR 21 PM 2:33

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	91000.00
CON TX	336.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	347.70
CHECK	347.70

04/21/99 01 14:35 0001 5379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475328