BOOK 11442 PG. 857

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 368,000.00

John Waide
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of April, 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN WAIDE 857 Lakemont Drive Nashville, Tennessee 37220	SUNTRUST BANK, NASHVILLE, N.A. 201 Fourth Avenue 7th Floor Nashville, Tennessee 37219	MAP 160-9 PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY EIGHT THOUSAND AND NO/100---------- ($ 368,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, VAKIL P. KUNER AND WIFE, SUSAN L. KUNER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN WAIDE AND WIFE, BARBARA S. WAIDE 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. 16 on the Plan of Oak Hill Estates, Section Two, of record in Plan Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Vakil P. Kuner and wife, Susan L. Kuner, by deed from Stephen G. Erwin and wife, Carolyn A. Erwin, of record in Book 7576, page 638, Register's Office for Davidson County, Tennessee.

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99 APR 22 PM 1:07

REGISTER DAVIDSON COUNTY, TN.

5810 04/22 0101 03CHECK 1372.60

This is improved property known as 857 Lakemont Drive, Nashville, Tennessee 37220

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Oak Hill Estates, Section Two of record in Book 4460, page 36-38, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of April, 19 99.

* Vakil P. Kuner by Susan Kuner, attorney-in-fact
VAKIL P. KUNER

† Susan L. Kuner
SUSAN L. KUNER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Susan L. Kuner, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 19 99.

Mitchell A Watts
Notary Public

My Commission Expires: 9/29/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared SUSAN KUNER to me known to be the person who executed the foregoing instrument in behalf of Vakil P. Kuner and acknowledged that she executed the same as the free act and deed of the said Vakil P. Kuner.

WITNESS my hand and seal this 15th day of Apr. 1, 1999.

Mitchell A Watts
Notary Public

My commission expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11442 PG. 859

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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99 APR 22 PM 1:07

CAMT
368000.00
CON TX 1361.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1372.60
CHECK 1372.60

04/22/99 01 13:10 0001 5810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475753