WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April, 19 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MW Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesley J. Fuson	RIC Mortgage Company	155-08-0-C
(NAME)	(NAME)	
1120 Deerhurst Court	201 Fourth Ave, N, Ste 1800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(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, Gabriel Carro and wife, Melissa Norton Carro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesley J. Fuson

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:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Poplar Creek, Phase II, of record in Book 6900, page 339 through 347, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Gabriel Carro and wife, Melissa Norton Carro, by deed from Donald W. Johnson and wife, Kay B. Johnson, as of record in Book 9639, page 273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: [illegible] 736.20

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6662, page 433, amended in Book 6804, page 536, Book 6987, page 966 and in Book 7964, page 33, Book 9472, page 824, Register's Office for Davidson County, TN.

Plan of record in Book 6900, pages 339-347, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1120 Deerhurst Court, Nashville, TN 37221
(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 16th day of April 19 99

Gabriel Carro by Melissa Norton Carro attorney in fact
Gabriel Carro

Melissa Norton Carro
Melissa Norton Carro

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Norton Carro, the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 16th day of April 19 99.

Commission expires 11/18/01

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

LEGAL DESCRIPTION CONTINUATION

Easement for storm water detention of record in Book 7099, page 299, said Register's Office.

Amendment and change of survey monumentation, Book 7900, page 888 and 889, said Register's Office.

99 APR 23 AM 11:11

05782283

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Norton Carro, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Gabriel Carro, and is authorized by Gabriel Carro, to execute this instrument on behalf of Gabriel Carro.

Witness my hand, at Brentwood, Tennessee, this 16th day of April, 1999.

_____
Notary Public

My Commision Expires: 11/18/01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11446** PG. **276**

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

0578283

99 APR 26 AM 11:11

CASH

	1°6000.00
CON TX	725.20
PRFEE	1.00
MTGE	9.00
CFEE	2.00
TOTAL	736.20
CHECK	736.20

04 12 99 01 11:13 0001 6850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476787