FILE BOX 7
SATURN & MAZER
(37841)

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 11453 PG. 203

NEW OWNER:
Bobby G. Fanning and wife,
Carolyn E. Fanning
544 Janice Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
~~SAME~~
NATIONSBANC MORTGAGE CORPORATION
P.O. BOX 35140
LOUISVILLE, KY 40232

MAP & PARCEL
Map and Parcel
162-10-63.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $104,200.00.

AFFIANT

Sworn to and subscribed before me this 27 day of April, 1999.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

NOTARY PUBLIC
My Commission Expires
April 22, 2001
My Commission Expires: 4/22/2001

WARRANTY DEED

99 APR 29 AM 11:37
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0580140
IDENTIFICATION/REFERENCE

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CAROLYN LILLAGORE, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BOBBY G. FANNING and wife, CAROLYN E. FANNING, hereinafter called the "GRANTEES", their 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. 63 on the Plat of Brook View Estates, Section 1, of record in Plat Book 4460, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 85 feet on the northerly margin of Janice Drive and extends back 120.0 feet on the easterly line and 119.33 feet on the westerly line to a line on the rear on which it measures 94.31 feet.

Being the same property conveyed to Carolyn Lillagore from Gary Porter and wife, Ellen M. Porter by deed of record in Book 9849, page 821, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 162-10-63.00.

2. All matters appearing on the Plan of Brook View Estates, Section 1, of record in Plat Book 4460, page 103, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 4636, page 317, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 544 Janice Drive, Antioch, Tennessee 37013.

WITNESS our hands this 22 day of April, 1999 in Franklin, Tennessee.

Carolyn Lillagore, by J. R. Lillagore
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22 day of April, 1999, before me personally appeared J. R. Lillagore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carolyn Lillagore, and who acknowledged that he executed the same as the free act and deed of said Carolyn Lillagore by virtue of the Power of Attorney, duly executed by the said Carolyn Lillagore.

Witness my hand this 22 day of April, 1999 in Franklin, Tennessee.

BRENDA FRANKS HALL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Notary Public

My Commission Expires: 4/22/2002

My Commission Expires
[illegible] 2001

RECORDED 1999 APR 27 08:46 AM
45.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11453 PG. 205

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

99 APR 29 AM 11:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0580140
IDENTIF. & REFERENCE

CAMT	
	104200.00
CON TX	385.54
PRFEE	1.00
VDEED	8.00
CFEE	2.00
TOTAL	396.54
CHECK	396.54

04/29/99 01 11:40 0001 BB17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478732