PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40867
Dav. Co. File: Box 8

BOOK 11453 PG. 550

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel B. Stitt Ginger M. Stitt 407 McDonald Drive Nashville, Tennessee 37217	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 120-05-144

99 APR 29 PM 2:43
REGISTER
DAVIDSON COUNTY, TN.

U30203
MAIL TAX & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 142000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Downey, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel B. Stitt and spouse, Ginger M. Stitt,** hereinafter called the **Grantee**, Grantee's 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. 432 on the Plan of Glengarry Park of record in Plat Book 2900, Page 72, Register's Office for said County.

SAID Lot No. 432 fronts 158 feet on the northwesterly margin of McDonald Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to John R. Downey by deed from E. Elizabeth Bartolini, unmarried of record in Book 9063, Page 648, register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900, Page 72, said Register's Office, which Plan shows a 50 foot minimum building setback line from McDonald Drive and 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictive covenants of record in Book 1788, Page 349, Book 2796, Page 604, Book 3031, Page 42, said Register's Office

This is improved property, known as: 407 McDonald Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1999.

BOOK 11453 PG. 551

John R. Downey

State of Tennessee
County of Davidson

On this 28th day of April, 1999, before me the undersigned authority, personally appeared **John R. Downey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY WILKINS IVEY

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 142000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 1999.

My Commission Expires: _____

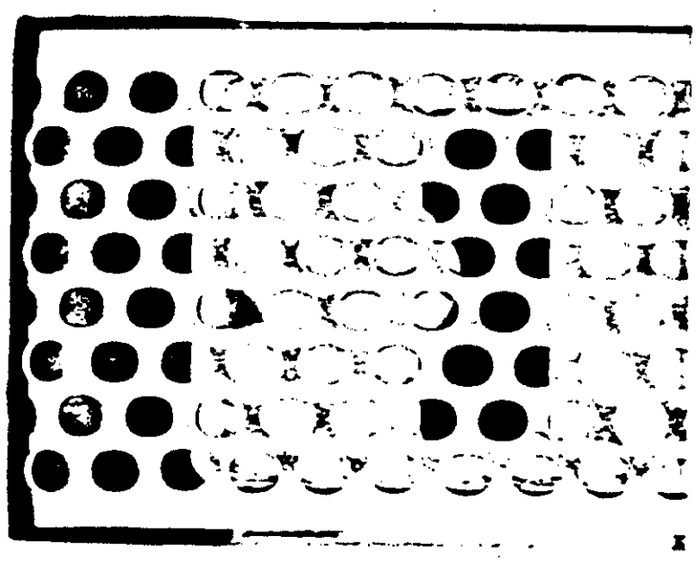
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY WILKINS IVEY

My Commissio
Expires

Notary Public

STP 04/29 0101 03CHECK 536.40

Wldoc: Deed Wty—12/92



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11453 PG. 552

CAMT
142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 536.40
CHECK 536.40
04/29/99 01 14:45 0001 8979

0580283
IDENTIFICATION REFERENCE

99 APR 29 PM 2:43
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453693