WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

Everett Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett Martin (NAME)	Southeastern Mortgage (NAME)	MAP 150-3
3105 Justin Towne Court (ADDRESS)	115 29th Ave. South (ADDRESS)	PARCEL 136
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	2 DX 03513

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, Rita Michelle Highfill and husband, Gary S. Highfill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett Martin and wife, Monica Martin

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. 6A, Zone Lot Division of Lots 6, 7 and 30, on the Plan of Justin Towne, Section II, of record in Plat Book 5200, Page 459 and amended in Book 5200, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rita Michelle Bryson by deed from Albert L. Dale and wife, Stacy L. Dale of record in Book 9263, Page 372, Register's Office, Davidson County, Tennessee, further conveyed to Rita Michelle Highfill and husband, Gary S. Highfill by Quitclaim Deed of record in Book 10240, page 882, said Register's Office.

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

This conveyance is subject to 1999 taxes, prorated and assumed by the Grantee(s); to all matters as set out on the plan of record in Book 5200, page 459, and amended in Book 5200, page 618; restrictive covennats as set out in Book 6069, page 33 and Book 6145, page 436, said Register's Office; any and all easements located on the property and party wall for use in common with owner(s) of attached and appurtenant improvements.

unimproved ( )
This is improved (X) property, known as 3105 Justin Towne Court, Antioch, TN 37013
(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 28th day of April 19 99

Rita Michelle Highfill
Rita Michelle Highfill

Gary S. Highfill
Gary S. Highfill

INSTRUMENT REFERENCE
0580650
RECEIVED FOR RECORD
99 APR 30 AM 10:58
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

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 Rita Michelle Highfill and husband, Gary S. Highfill

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 Brentwood, Tennessee, this 28th day of April 19 99.

Commission expires January 29, 2000

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

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

9381 04/20 0101 03CHECK 254.83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11454 PG. 739

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

0580650

IDENTIFICATION REFERENCE

99 APR 30 AM 10:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65900.00
CON TX	243.83
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	254.83
CHECK	254.83

04/30/99 01 11:01 0001 9361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454065