45

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Steven W. Holliday
Affiant

Subscribed and sworn to before me, this 30th day of April, 1999.

Notary Public
My commission expires: 3-7-01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven W. Holliday	NationsBanc Mortg	108-12-0/223.00 3D-92255
3268 East Lake Drive	2069 Northlake Parkway	BOOK 11459 PG. 269
Nashville, TN 37214	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Yorktown Funding, Inc., a Pennsylvania Corporation, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Steven W. Holliday and Stephanie J. Caldwell, joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 68 on the Plan of Section V, Trailwood of record in Book 6900 pages 477, 478, and page 479 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed t o Yorktown Funding, Inc. by deed from David H. Bromley and Anne Marie Bromley of record in Book 11183 page 255 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Trailwood of record in Book 6900 Pages 477, 478, and 479, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8078 page 521 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 3268 East Lake Drive, Nashville, Tennessee 37214.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind itself, its heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), its successors 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 my hand this 30TH day of April, 1999.

Yorktown Funding, Inc.

By: _____
Gerald Kensinger, President

STATE OF PENNYLVANIA
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Gerald Kensinger, with whom I am personally acquainted, and who acknowledged himself to be the President of Yorktown Funding, Inc., a Pennsylvania Corporation, the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Yorktown Funding, Inc.

Witness my hand, at office, this 30TH day of April, 1999.

_____
Notary Public

My Commission expires: _____

058 1782
FOR REFERENCE
99 MAY -3 PM 2:59
REGISTER
DAVIDSON COUNTY, TN
RECORDED 05/03/99 01:01 PM OVERDUE 436.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 271

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

0581782

DEL. J. REFERENCE

99 MAY -3 PM 2:59

LAND

CASH	
	115000.00
CO/ TX	405.50
PRFEE	1.00
MISC	9.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

CO/CO/RP 01 15:03 0001 0564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455258