Bk 36 Pg

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North

Nashville, TN 37219

WARRANTY DEED

BOOK 11474 PG. 345

Name and Address of New Owner:
Roger Dale Barnicoat
Janice Kay Barnicoat
154 Cumberland Trace
Nashville, TN 37214

Send Tax Bills To:

Chase Manhattan Mortgage Corp.
1901 Roxborough Road, Suite 300
Charlotte, NC 28211

Street Address of Subject Property:
154 Cumberland Trace
Nashville, Tn 37214

Map Parcel:
73-16-A-154.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LYNNETTE FOX AND HUSBAND, MARK FOX, "GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **ROGER DALE BARNICOAT AND WIFE, JANICE KAY BARNICOAT, their heirs and assigns,** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 154 as shown on the Plat of Cumberland Trace, as of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, page 528, in said Register's office, together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Declaration of Covenants, conditions and restrictions as of record in Book 6218, page 528 and By-Laws attached thereto, including without limitation such unit's undivided percentage interest in the common elements as described therein.

Being the same property conveyed Lynnette Fox by deed from Oscar Phillip Selley and wife, Mary Ann Selley, as of record in Book 8833, page 809, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Conditions and provisions imposed by the Horizontal Property Act as set out in Section 66-27-101, et seq., of Tennessee Code Annotated.

2. All matters shown on the Plan of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee.

3. Declarations of Covenants, conditions and restrictions of for 6218, page 528 and By-Laws of Cumberland Trace Homeowners Association attached thereto as of record in Book 6218, page 563, Register's Office for Davidson County, Tennessee.

4. 1999 taxes, which have been prorated and assumed by Grantee.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS does further covenant and bind themselves, their heirs, successors, assigns 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 my hand this 11th day of May, 1999.

Lynnette Fox
Lynnette Fox

Mark Fox
Mark Fox

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lynnette Fox and husband, Mark Fox, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of May, 1999.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My comission expires:
My Commission Expires
March 24 20[illegible]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $105,400.00.

Roger Dale Barnicoat
Affiant

Subscribed and sworn to before me, this 11th day of May, 1999.

DAVID B. HERBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires:

My Commission Expires
March 24, 2001

05585807

99 MAY 12 AM 8:16

3

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11474 PG. 348

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

0585807

99 MAY 12 AM 8:16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459459