Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1242

WARRANTY DEED

BOOK 11475 PG. 551

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William S. Powers, Jr., unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Christine A. Gusa, unmarried, 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 a certain Condominium apartment in Davidson County, Tennessee, being Unit No. 245 on the plan of Four Seasons Condominiums of record in Book 5050, page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, to which plan and said Exhibit "D" reference is made for a complete description thereof.

Being the same property conveyed to William S. Powers, Jr. and by deed of record in Book 9734, Page 436, Registers office for said County.

IDENTIFICATION REFERENCE
05860091
99 MAY 12 PM 12:57
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 245 Summit Ridge, Nashville TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of April, 1999

William S. Powers, Jr.

STATE 05/12 0101 CHECK 249.65

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

State of Tennessee)
County of Davidson)

On this 30th day of April, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William S. Powers, Jr. and , the bargainor(s), 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.

Amanda [illegible]
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-30-2002

My Commission Expires Nov. 30, 2002

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 64,500.00.

X Christine A. Gusa
Affiant

Sworn and subscribed before me on this the 30th day of April, 1999.

[illegible]
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-29-2001

NEW OWNER:
Christine A. Gusa
245 Summit Ridge
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Southeastern Mortg. of TN, Inc
115 29th Ave., South
Nashville, TN 37212

TAX MAP-PARCEL #:
131-5-B-245CO

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11475 PG. 553

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

0586091

IDENTIFICATION REFERENCE

99 MAY 12 PM 12:57

REGISTER
DAVIDSON COUNTY, TN.

CAMT	64500.00
CON TX	238.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	249.65
CHECK	249.65

05/12/99 01 13:01 0001 5111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459756