PREPARED BY (AND RETURN TO): BOOK 11475 PG. 618

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40804
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas G. Kenny 905 South Woodstone Lane Nashville, TN 37221	Suntrust Bank, Nashville, N.A. 201 4th Avenue North/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 172-03-A-089

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 141,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia L. Follis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas G. Kenny,** 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. 89 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, pages 498 & 499, Register's Office for said County.

SAID Lot No. 89 fronts 64.32 feet on the broken easterly margin of South Woodstone Lane and extends back 122.16 feet on the southerly line and 121.86 feet on the northerly line to a dead line in the rear, measuring 60.03 feet thereon.

BEING the same property conveyed to Virginia L. Follis, single by deed from Richter Dial Builders, Inc., a State of Tennessee corporation, of record in Book 8963, page 220, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 498 & 499, said Register's Office, which Plan shows a 20 foot minimum building setback line from South Woodstone Lane together with a designated building site and a 15 foot easement for public utility purposes along the westerly front line of said lot and a 10 foot easement for public utility purposes along the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250 as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 as re-recorded in Book 8643, page 75,, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 905 South Woodstone Lane, Nashville, TN 37221

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 10th day of May, 1999.

Virginia L. Follis

Virginia L. Follis

State of Tennessee
County of Davidson

On this 10th day of May, 1999, before me the undersigned authority, personally appeared **Virginia L. Follis**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 141,500.00

Affiant

Sworn and subscribed before me on the 11th day of May, 1999.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

05/12/99 0101 03586103 524.55

1999 MAY 12 PM 1:02

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03586103

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11475 PG. 620

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

05861103

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	141500.00
CON TX	523.55
PRFEE	1.00
UCCFED	8.00
CFEE	2.00
TOTAL	534.55
CHECK	534.55

05/12/99 01 13:04 0001 5123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459768