BOOK 11480 PG. 901

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-5-23-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Thomas W. Ralph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS W. RALPH	"NEW OWNERS"	MAP 171-03-0-B
(NAME)	(NAME)	
641 Old Hickory Blvd., #12		PARCEL 055CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		FB #06DU-83872
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DEBRA GASKIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. RALPH

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:

LAND in Davidson County, Tennessee, being Unit No. 88 on the Plan of revised Phase One, Section One, Townhomes of Fredericksburg, a Planned Unit Development, of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Debra Gaskin, a married woman, by Deed from Radnor Homes, Inc., of record in Book 10691, Page 349, Register's Office for Davidson County, Tennessee. The said Debra Gaskin having since divorced and now being Debra Gaskin, an unmarried person.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Townhomes of Fredericksburg, of record in Book 10126, Page 435, as amended in Book 10224, Page 683, and Book 10294, Page 850, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #12, Brentwood, TN 37027
(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 my hand this 14th day of May, 1999

DEBRA GASKIN Debra Gaskin
By: John L Chambers
John L Chambers, Attorney-in-fact

DCTN01WC

Legal Continued from Page 1

THIS instrument is being executed in behalf of Debra Gaskin pursuant to a Power of Attorney executed by same on the 13th day of April, 1999, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of May, 1999, before me personally appeared JOHN L. CHAMBERS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DEBRA GASKIN, and acknowledged that he executed the same as the free act and deed of the said DEBRA GASKIN.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

99 MAY 17 PM 12:3

05 8764

REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ____________________

FOR ____________________

BOOK 11480 PG. 903

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

0587649

REFERENCE

99 MAY 17 PM 12:37

[illegible]	
	275000.00
[illegible]	758.50
[illegible]	1.00
[illegible]	8.00
[illegible]	2.00
TOTAL	769.50
[illegible]	769.50

12:40 0001 6753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461380