WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,300.00

Donna S. Faircloth
Affiant

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

DEANNA D. PRYOR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Deanna D. Pryor
Notary Public

MY COMMISSION EXPIRES: ~~February 27, 2001~~ 5-11-02
(AFFIX SEAL)

mad

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna S. Faircloth	Tucker Federal Bank d/b/a Prime	MAP 108-04
(NAME)	(NAME)	
813 Ragsdale Court	P. O. Box 211788	GROUP A
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Augusta, GA 30917-1788	PARCEL 63.00
(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, Leon Sharber, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna S. Faircloth, unmarried

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:

Being Lot No. 8 on the Plan of The Villages of Larchwood, Phase II, Section 2, of record in Book 9700, Page 627, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 10049, Page 611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to restrictions filed of record in Book 6435, Page 189, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Charter filed of record in Book 10715, Page 160, Register's Office for Davidson County, Tennessee.

Subject to Article of Incorporation & Declaration of Restricitve Covenants filed of record in Book 10715, Page 162, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 813 Ragsdale Court, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*of joinder of any trustor or beneficiary

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 19 99

Leon Sharber, Trustee

Leon Sharber, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Sharber, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement of joinder of any trustor or beneficiary

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May 19 99.

Commission expires ~~February 27, 2001~~ 3-11-02

Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

05888059
RECORDING REFERENCE
99 MAY 18 AM 9:07
ILL. CARTER, REGISTER
DAVIDSON COUNTY, TN.
7189 05/18 08:01 03CHECK 474.61

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11482 PG. 489

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

0588059

INSTRUMENT REFERENCE

99 MAY 18 AM 9:01

RECEIVED AND RECORDED IN THE OFFICE OF THE COUNTY REGISTER OF DAVIDSON COUNTY, TENN.

CAMT	
	125300.00
CON TX	463.61
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	474.61
CHECK	474.61

05/18/99 01 09:11 0001 7189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461811