BOOK 11482 PG 497

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Yolanda S. Kimbrough
Affiant

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

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Notary Public

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

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
Yolanda S. Kimbrough (NAME)	Right Mortgage Company (NAME)	MAP 162-01
408 Claircrest Drive (ADDRESS)	106B West Hills Drive (ADDRESS)	GROUP B
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Lebanon, Tennessee 37087 (CITY) (STATE) (ZIP)	PARCEL 59.00

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, Jimmy Andra Bailey and wife, Rhonda D. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yolanda S. Kimbrough, 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. 59 on the Plan of Clairmont Townhomes, Phase III, a Horizontal Property Regime of record in Book 6050, Page 410, 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 10258, Page 675, 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 all matters filed of record in Book 6050, Page 410, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 7096, Page 940; Book 7108, Page 98; Book 7117, Page 70; Book 7637, Page 319; Book 8263, Page 703; Book 8108, Page 993 and Book 8251, Page 180, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 408 Claircrest Drive, Antioch, Tennessee 37013
(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 our hand s this 14th day of May, 19 99

Jimmy Andra Bailey

Rhonda D. Bailey

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 Jimmy Andra Bailey and wife, Rhonda D. Bailey

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they 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~~ 5-11-02

Notary Public

DELANA D. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who 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

MAIL ENV.

0588061

RECORDED IN REFERENCE

99 MAY 18 AM 9:08

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

7191 05/13 0101 03CHECK 329.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11482 PG. 499

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

0588061

INSTRUMENT REFERENCE

99 MAY 18 AM 9:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	329.20
CHECK	329.20

05/18/99 01 09:12 0001 7191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461813