File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
#99-5-31-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

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
S. RYAN HACKETT (NAME)	MORTGAGEE COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 104-06
3100 Wellington Avenue (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 286
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	FB #21W-05815

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, DEAN MONTGOMERY AND TOM NEATHAMER, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S. RYAN HACKETT, A SINGLE MAN

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 Lot No. 94 and the easterly 2 feet of Lot No. 95 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 94 and the easterly 2 feet of Lot No. 95 front together on the northerly side of Wellington Avenue a total distance of 75 feet and run back between parallel lines, with the westerly margin of 31st Avenue South, 135 feet to a dead line at an alley, measuring 75 feet thereon.

BEING the same property conveyed to Dean Montgomery and Tom Neathamer, by Deed from William A. Craig and Rebecca W. Craig, husband and wife, of record in Book 10843, Page 501, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Dean Montgomery and Tom Neathamer, by Deed from William A. Craig and Rebecca W. Craig, Trustees U/A/D June 1, 1992, and refiled for record simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3100 Wellington Avenue, Nashville, TN 37212
(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 1999

DEAN MONTGOMERY

TOM NEATHAMER

05883271

RECEIVED FOR REFERENCE
1999 MAY 18 PM 1:41
WILL BURRETT REGISTER
DAVIDSON COUNTY, TN.

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 DEAN MONTGOMERY AND TOM NEATHAMER, BOTH UNMARRIED

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 Brentwood, Tennessee, this 14th day of May 19 99.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My commission expires _____

Notary Public

THE GALE GROUP CLIFTON 732.50

nwc

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK **11483** PG. **497A**

0588321

IDENTIF. & REFERENCE

99 MAY 18 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DAT

155000.00

CO TX	721.50
PRFEE	1.00
MTEE	8.00
CFEE	2.00
TOTAL	732.50
CHECK	732.50

13:45 0001 7476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462096