0589235

ID ENTRY & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40888
Dav. Co. File: Box 8

99 MAY 20 PM 12:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11487 PG. 190

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Arthur D. Tek 315 Whitworth Way Nashville, TN 37205	Regions Mortgage, Inc. 6025 Brookvale Ln., Suite 160 Knoxville, TN 37919

TAX MAP-PARCEL NUMBERS: 104-14-H-6

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 462010.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty & Contruction Co., Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arthur D. Tek, married,** 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. 6 on the plan of Whitworth, Phase 3, Section 1 of record in Book 7900, page 866-868, amended in Book 9582, page 834, Register's Office for said County.

SAID Lot No. 6 fronts 86.00 feet on the northerly margin of Whitworth Way and extends back 113.92 feet on the easterly line and 118.57 feet on the westerly line to a broken line in the rear, measuring 55.61 feet thereon.

BEING part of the same property conveyed to Rochford Realty & Construction Co., Inc., by deed from Lake Whitworth, L.L.C., of record in Book 10939, page 243, Register's Office for Davidson County, Tennessee.

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 7900, Page 866 as amended in Book 9582, page 834, said Register's Office, which Plan shows a 15 foot minimum building setback line from Whitworth Way, together with additional setback designations and a 15 foot easement for public utility purposes along the front line of said lot and a 10 foot easement for public utility and joint access purposes along the broken rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 294, Book 9567, page 301 and Book 9738, page 770, 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: 315 Whitworth Way, Nashville, TN 37205

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 successors 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 14th day of May, 1999.

Rochford Realty & Contruction Co., Inc.

By: James G. Morrissey
Title: Vice President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared James G. Morrissey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Rochford Realty & Contruction Co., Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of May, 1999.

My Commission Expires: CHRISTY A. INSIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 462010.00

Affiant

Sworn and subscribed before me on the 14th day of May, 1999.

My Commission Expires: CHRISTY A. INSIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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 11487 PG. 192

0589235

IDENTIFICATION REFERENCE

99 MAY 20 P1 12:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Cash

	4[illegible]10.00
CO TX	1709.44
PRFEE	1.00
MOTX	0.00
CFEE	1.00
TOTAL	1720.44
CHECK	1720.44

05/20/99 (0) 12:44 0001 0448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463056