OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103114

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.

Dan E. Williams AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF May, 19 99.

NOTARY PUBLIC

My Commission expires: 11-27-99

BOOK 11503 PG 310

(615) 385-2804

THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dan E. Williams (NAME)	New Owner at same address (NAME)	160-11-A-92
5504 Hearthstone Ln. (ADDRESS)	(ADDRESS)	6DU-81661
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 205,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Donna R. Christensen, **formerly** Donna F. Rollins, joined by her spouse, Tom Christensen

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Dan E. Williams

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 92** on the plan of **Hemmingwood,** Phases II, III, & IV, as of record at **Plat Book 6900, pages 6, 7, and 8**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Donna F. Rollins by deed as of record at **Book 9275, page 867** said Register's Office, and the above description is the same as appears in said prior deed.

This conveyance is subject to:

1. 1999 property taxes are a lien against the property as of 01-01-99, but are not due and payable until 10-01-99. 1998 property taxes in the amount of $1,868.78, and back taxes, are PAID IN FULL, as listed to MapParcel: 160-11-A-92-CO; Field Book Number: 6DU-81661; at the street address of 5504 Hearthstone Ln., Brentwood, TN 37027.

2. Declaration of Covenants, Conditions, and Restrictions (restrictive covenants) as of record at Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268 and Book 7269, page 387, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 6900, apge 6, 7 and 8 said Regsiter's Office.

4. Quitclaim of common areas to Hemmingwood Homeowners' Association at Book 6948, page 268 and Book 7207, page 84 and the Charter of said Homeowners' Association all as of record in said Register's Office.

5. Deed to Metro Nashville & Davidson County Goverment of water and sewer lines in said subdivision as of record at Book 7597, pages 691 and 728 said Register's Office.

The said Tom Christensen, spouse of the grantor, joins herein for the sole but express purpose of conveying any and all right, title, and/or interest in the herein described property he ha's or may have by virtue of his marital status with the said grantor, but not otherwise or with any warranty herin contained except as stated in this paragraph.

unimproved ( )
This is improved (X) property, known as 5504 Hearthstone Ln., Brentwood, TN 37027
(Home Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25th day of MAY, 19 99.

Donna R. Christensen
Formerly:
Donna F. Rollins

Tom Christensen

4224 06/03 01:01 03CHECK 769.50

PICK-UP
99 JUN -1 PM 3:33
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05937724

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna R. Christensen, who also acknowledged herself to be one and the same person as Donna F. Rollins, having since married, and joined by her spouse Tom Christensen, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 25th day of MAY, 19 99.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11503 PG. 312

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

0593724

IDENTIFICATION REFERENCE

99 JUN -1 PM 3:34

CELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	8.00
			WDEED	2.00
			TOTAL	769.50
			CHECK	769.50
06/03/99	01	15:37	0001	3224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467759