Lot 128 A

WARRANTY DEED

ELIZABETH J. SMITH NOTARY PUBLIC AT

BOOK 11507 PG. 540

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Drake M. Beaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drake M. Beaton	Guaranty Trust Company	151-01-A-128
(NAME)	(NAME)	
3736 Waterford Way	640 Broadmor Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129-1218	
(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, James M. McCutcheon and wife, Cindy M. O'Guin McCutcheon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drake M. Beaton

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, TN, being Lot No. 128 on the Plan of Chatham Pointe Subdivision, of record in Book 6900, Page 444, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. McCutcheon and Cindy M. O'Guin by deed from Walter Edward Scott and wife, Wanda Pat Scott of record in Book 9312, Page 618, Register's Office for Davidson County, TN. Cindy M. O'Guin now being known as Cindy M. O'Guin McCutcheon.

Subject to restrictions of record in Book 7358, Page 656, amend in Book 7538, Page 792, Book 7599, Page 812, and Book 8667, Page 831; By-Laws of record in Book 8679, Page 446; Charter of record in Book 7597, Page 977; Deed of record in Book 7683, Page 718; and all matters shown on the plan of record.

This description is the same used in the previous deed of record.

99 JUN-2 PM 3:24
BILL GARNER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
0599650

unimproved ( )
This is improved (X) property, known as 3736 Waterford Way, Antioch, TN 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 27th day of May 19 99

James M. McCutcheon

Cindy M. O'Guin McCutcheon

BOOK 11507 PG. 541

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. McCutcheon and wife, Cindy M. O'Guin McCutcheon

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 27th day of May 19 99.

Commission expires _____

Notary Public

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

4198 06/02 0101 03CHECK 482.75

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 11507 PG. 542

0594661

IDENTIFICATION REFERENCE

99 JUN -2 PM 3:24

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	127500.00
CON TX	471.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	482.75
CHECK	482.75

06/02/99 01 15:28 0001 4198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468722