0595795

IDENTIFICATION REFERENCE

MAIL ENV.

Prepared By and After Recording Return To:
Title Enterprises, LC.
214 Centerview Drive Suite 247
Brentwood, TN 37027

99 JUN -4 PM 12:58

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11512 PG. 354

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald Frank tate and wife, Sandra K. Tate, also known as Sondra Kaye Tate and Sondra Kaye Benedict** (herinafter referred to as "Grantor") have this day bargained and sold and does hereby transfer and convey unto **Earl Wendell and wife, Janice W. Wendell** (hereinafter referred to as "Grantee") his heirs and assigns, forever, that certain property located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of May, 1999. 5405 06/04 0101 03CHECK 1994.50

Ronald Frank Tate

Sandra K. Tate, also known as Sondra Kaye Tate

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Ronald Frank Tate and wife, Sandra K. Tate,** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal this 27th day of May, 1999.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2000

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Anita Suggs
Affiant

Subscribed and sworn to before me this 27th day of May, 1999.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
Feoruary 22, 2000

MAP AND PARCEL NUMBER: 103/16-O-B/137.00CO

ADDRESS OF NEW OWNER:
Earl and Janice Wendell
4215 Harding Rd. Unit 1206
Nashville TN 37205

SEND TAX BILLS TO:
SAME

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 1206 on the Plan of Windsor Tower Condominium Apartments, or record in Book 5208, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Frank Tate and wife Sandra K. Tate from Harold B. Tate, Jr. and wife Sarah J. Tate by Quitclaim Deed dated February 23, 1990 and recorded March 1, 1990 in Book 8055, Page 280, Register's Office for Davidson County, Tennessee. Said Deed also acquired in Book 6150, Page 164, Register's Office for said County.

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 11512 PG. 357

	CAMT
	535000.00
CON TX	1979.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1994.50
CHECK	1994.50

06/04/99 -01 13:02 0001 5405

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REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469910