THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00
Charles W. Meador
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF May 19 99
Notary Public
MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Meador	owner	MAP 75
(NAME)	(NAME)	
4125 Andrew Jackson Parkway		PAR 124
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Bank of New York, as Trustee for the benefit of the Certificate Holders CWMBS 98-12,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Meador and wife, Cecilia D. Meador

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 tract no. 1 on a survey dated March 3, 1976 by Bruce Rainey & Assoc. and described thereon as follows: Beginning at a point at the intersection of the easterly margin of Weber Road and the Southwesterly margin of Old Hickory Blvd. and thence with the easterly margin of said Weber Road south 17 degrees 02 minutes 00 seconds west 29.77 feet; thence south 22 degrees 01 minute 00 seconds west 249.55 feet and south 21 degrees 59 minutes 00 seconds west 180.75 feet to a point; thence leaving said margin, south 72 degrees 39 minutes 52 seconds east 550.44 feet to a point iun the southwesterly margin of Old Hickory Blvd.; thence with said margin, north 32 degrees 41 minutes 25 seconds west 235.44 feet to the beginning of a curve to the right having a radius of 1,432.56 feet; thence with said curve and margin, northwestwardly 45.5 feet to a point; thence north 57 degrees 18 minutes 35 seconds east 10.0 feet to a point; thence continuing with said curve and margin, northwestwardly 467.93 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Bank of New York by Quitclaim Deed recorded simultaneously herewith.

This conveyance is made of, by and through the Grantor and the Grantor makes no representations or warranties, of any kind or nature whatsoever, whether express, implied or implied by law, or otherwise, concerning the condition of title of the property.

COUNTY TAX PAID

unimproved ( )
This is improved (X) property, known as 5300 Weber Road, Hermitage, Tennessee 37076
(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.

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 my hand this 27th day of May 19 99

Bank of New York, as Trustee for the benefit of the Certificate Holders CWMBS 98-12.
By Countrywide Home Loans, Inc. As Attorney-In-Fact.

By: Marc Farfel, ITS: Vice President

Attest: Tiffany Skaife

STATE OF CALIFORNIA
COUNTY OF VENTURA

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Marc Farfel and Tiffany Skaife with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Vice President and Assistant Secretary respectively of the Countrywide Home Loans Inc the within named bargainor, and corporation, and that they as such Vice President and Assistant Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Marc Farfel as such Vice President, and attesting the same by the said Tiffany Skaife as such Assistant Secretary.

Witness my hand and official seal at office at Ventura County on this the 27th day of May 19 99.

My commission expires 8/15/2002

Cheryl A Juarez
Notary Public
Cheryl A. Juarez

CHERYL A. JUAREZ
Commission # 1193510
Notary Public - California
Ventura County
My Comm. Expires Aug 15, 2002

6942 06/08 0101 03CHECK 558.60

99 JUN-8 AM 9:34

0597231

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 11517 PG. 520

0597231

99 JUN -8 AM 9:34

CAMT
148000.00
CON TX 547.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 558.60
CHECK 558.60

06/08/99 01 09:38 0001 6942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471423