WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 12/16/99
(AFFIX SEAL)

Return to:
WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-8704

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM M. DENTON, III	COUNTRYWIDE HOME LOANS, INC.	155-8-B-75CO
(NAME)	(NAME)	
7205 SOUTH COLONY DRIVE	4500 PARK GRANADA	09D-80235
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	CALABASAS, CA 91302-1613	
(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, FREDERICK C. STANFORD AND WIFE, STEPHANIE A. STANFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. DENTON, III AND JANET C. DENTON, HUSBAND AND WIFE

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 Lot No. 75, on the Plan of PHASE 1 OF SOUTH COLONY AT RIVERBEND, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, page 271, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 1 OF SOUTH COLONY AT RIVERBEND, as said areas are set forth and defined in Restrictions of record in Book 7199, page 119; By-Laws of record in Book 7199, page 135 and Book 7781, page 645; and Charter of record in Book 8748, page 816; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to FREDERICK C. STANFORD AND WIFE, STEPHANIE A. STANFORD, by deed from Boatmen's Bank of Tennessee, Successor Trustee Under Agreement with Ellen F. Stempfel, of record in Book 9598, page 795, Register's Office for DAVIDSON County, Tennessee.

This instrument is executed on behalf of FREDERICK C. STANFORD AND WIFE, STEPHANIE A. STANFORD, by JOAN COTHRAN, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7205 SOUTH COLONY DRIVE, NASHVILLE, TN 37221
(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 30th day of April, 19 99

FREDERICK C. STANFORD
By: Frederick C. Stanford By Joan A. Cothran
JOAN COTHRAN, ATTORNEY-IN-FACT

STEPHANIE A. STANFORD
By: Stephanie A. Stanford By Joan A. Cothran
JOAN COTHRAN, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOAN COTHRAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of FREDERICK C. STANFORD AND WIFE, STEPHANIE A. STANFORD, as their Attorney-in-Fact, as the free act and deed of the within named FREDERICK C. STANFORD AND WIFE, STEPHANIE A. STANFORD.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of APRIL, 1999.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001

MAIL ENV.

059742 20

FILED FOR REFERENCE

99 JUN -8 PM 2:34

SHELBY BARRETT REGISTER
DAVIDSON COUNTY, TN.

7142 06/08 0101 03CHECK 758.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 354

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

0597420

IDENTIFICATION REFERENCE

99 JUN -8 PM 2:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
202000.00
CON TX 747.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 758.40
CHECK 758.40

06/08/99 01 14:38 0001 7142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471620