PREPARED BY:
FRANKLIN TITLE COMPANY, LLC
761 OLD HICKORY BLVD., STE. 203
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of June, 1999, between Tisha C. Brewer Baldwin, GRANTOR, and Robert Haines Rightmyer, III, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Lot No. 64 on the Plan of Section One, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, Page 254, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tisha C. Brewer and Peggy D. Brewer, both unmarried, by Deed recorded in Deed Book 10229, Page 92, Register's office of Davidson County, Tennessee. Tisha C. Brewer has since married Edward B. Baldwin, III and is now known as Tisha C. Brewer Baldwin. Being further conveyed by Quit Claim Deed to Tisha C. Brewer Baldwin from Peggy D. Brewer, unmarried, of record in Book 11519, Page 158, Records of Davidson County, Tennessee.

Edward B. Baldwin, III, spouse of Tisha C. Baldwin, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Edward B. BALDWIN,III
Signature of Seller

Tisha C. BREWER BALDWIN
Signature of Seller

0597594

IDENTIFICATION & REFERENCE

99 JUN -9 AM 10:57

BILL BARWICK REGISTER
DAVIDSON COUNTY, TN.

73.27 0101 02CHECK

486.45

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Edward B. BALDWIN,III and wife, Tisha C. BREWER BALDWIN** , the within named bargainors, 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, at office, this **4th** day of **June, 1999.**

Notary Public

My Commission Expires: MARCH 29, 2003

Name and Address of Property Owner:

ROBERT HAINES RIGHTMYER, III
4805 HONEY GROVE DRIVE
ANTIOCH, TN 37013

Property Address:

4805 HONEY GROVE DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

FIRST UNION MORTGAGE CORPORATION
1100 CORPORATE CENTER DR., STE. NC-4777
RALEIGH, NC 27607-5066

Parcel #: 162-16-D-2

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$128,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **4th** day of **June, 1999.**

Notary Public

My Commission Expires: MARCH 29, 2003

RETURN TO:

Franklin Title Company, LLC.
761 OLD HICKORY BLVD., STE. 203
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11519 PG. 163

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

CAMT	12500.00
CON TX	475.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	486.45
CHECK	486.45

06/09/99 01 11:01 0001 7327

0597594

IDENTIF. & REFERENCE

99 JUN -9 AM 10:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471797