BOOK 11525 PG. 633

0599161

99 JUN 11 PM 4:30

MAIL ENV.

PREPARED BY AND RETURN TO

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, TN 37067
Ph (615) 778 9255 Fax (615) 778 9015

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charlene D. Lang Maurice Cason 4048 Kings Circle Nashville, TN 37218 99-1-156	First Star Bank P.O. Box 2907 Milwaukee, WI 53201

TAX MAP - PARCEL NUMBERS: 059-09-0 073.00

WARRANTY DEED

THIS DEED, made and entered into this the _28th day of _May, 1999, by and between **BETTY J. TURNER**, unmarried, hereinafter known as the **GRANTOR**, and **CHARLENE D. LANG**, unmarried and **MAURICE CASON**, unmarried, hereinafter known as the **GRANTEE**;

Witnesseth

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE**, their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 106 on the plan of Haynes Estates, Section Two, of record in Plat Book 4175, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED to Betty J. Turner by Deed of record in Book 10451, page 823, said Register's Office.

This is improved property known as: 4048 Kings Circle, Nashville, TN 37218

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, its successors and assigns, do further covenant that it is lawfully seized and

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1999 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written

Grantors:

BETTY J. TURNER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, BETTY J. TURNER, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of May, 1999.

My commission expires: 3/17/2002

Notary Public

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

0597 04/11 0101 03CHECK 378.78

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of May, 1999.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 28th day of May, 1999.

My commission expires:
3/17/2002

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11525 PG. 635

CC	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	99400.00		
CON TX	367.78		
PRFEE	1.00		
MDEED	8.00		
CFEE	2.00		
TOTAL	378.78		
CHECK	378.78		
06/11/99	01	16:34 0001	8997

0599161
ADDITIONAL REFERENCE

99 JUN 11 PM 4:39

REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473448