PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41014
Dav. Co. File: Box 8

BOOK 11530 PG. 688

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Fitzgibbon Victoria Sally 4008 Wayland Drive Nashville, TN 37215	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue N./ 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 130-11-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 310000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas C. McLaughlin and spouse, Mary B. McLaughlin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Fitzgibbon and Victoria Sally, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 1 Block "F" on the Plan of Tyne Meade Section III of record in Plat Book 1424, pages 12, 13 & 14 Register's Office for said County.

SAID Lot No. 1 Block "F" fronts 200.5 feet on the northerly margin of Wayland Drive and extends back 237.3 feet on the westerly line and 255.6 feet on the easterly line to a dead line in the rear, measuring 135 feet thereon.

BEING the same property conveyed to Douglas C. McLaughlin and wife, Mary B. McLaughlin by deed from James W. Napier, Jr. and wife, Helen R. Napier of record in Book 4597, page 607, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 12, 13 & 14, said Register's Office, which Plan shows a 75 foot minimum building setback line from Wayland Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4200, page 86, said Register's Office.

This is improved property, known as: 4008 Wayland Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 1999.

Douglas C. McLaughlin

Mary B. McLaughlin

State of Tennessee
County of Davidson

BOOK 11530 PG. 689

On this 15th day of June, 1999, before me the undersigned authority, personally appeared **Douglas C. McLaughlin** and **Mary B. McLaughlin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 310000.00

Affiant

Sworn and subscribed before me on the 15th day of June, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

0600560

AFFIXATION OF REFERENCE

99 JUN 16 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

0058 06/16/99 0101 03CHECK 1158.00

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 690

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

0600560

REFERENCE

99 JUN 16 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	310000.00
CON TX	1147.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1158.00
CHECK	1158.00

06/16/99 01 13:52 0001 0558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479157