STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11532 PAGE 160

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,300.00.

x Melanie C. Watson-Koger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of May, 1999.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

99 JUN 17 AM 10:58
MAIL ENV.
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

06000980

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mirum N. Laney and Melanie C. Watson-Koger
Fred H. Nance
3624 Burwick Place
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
151-1A-88

1003 06/17 0101 03CHECK 441.31

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark C. Hattan and Karen Hattan** hereinafter referred to as Grantor, hereby transfers and conveys to **Mirum N. Laney, married, Melanie C. Watson-Koger, unmarried and Fred H. Nance, married,** hereinafter referred to as Grantee, his 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. 88 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Plat Book 6900, page 444, 445, 446, and 447, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark C. ~~Brattan~~ Hattan and Karen J. Brodrick, both unmarried, by deed from Nelson/Puneochar/Harding, a TN General Partnership, as of record in Book 9668, page 866, Register's Office for Davidson County, TN. Karen J. Brodrick n/k/a Karen ~~Brattan~~ Hattan.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3624 Burwick Place, Antioch, TN 37013.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 27th day of May, 1999.

Mark C. Hattan

Karen Hattan

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 Mark C. Hattan and Karen Hattan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 1999.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

10/22/01
My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11532 PAGE 162

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

0600980

IDENT... REFERENCE

99 JUN 17 AM 10:58

REGISTER
COUNTY, TN.

CAMT	116300.00
CON TX	430.31
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	441.31
CHECK	441.31

06/17/99 01 11:01 0001 1003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479587