WARRANTY DEED

BOOK 11537 PAGE 154

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Jerry E. Rimer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th 17th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 103, Madison, TN 37115
My Commission Expires MAR. 23, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry E. Rimer	Accubanc Mortgage Corp.	Map 53-6B
(NAME)	(NAME)	
2308 Riverway Drive	3060 Royal Blvd. S. Bldg. 200	Parcel 67
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Alpharetta, GA 30022	
(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, Daniel J. Garfield

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry E. Rimer and wife, Judy S. Rimer

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 56 on the Plan of Phase 5B, Waterford, of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more for a more complete description.

BEING the same property conveyed to Daniel J. Garfield by Warranty Deed from Larry Powell which deed is of record in Book 9809, Page 595, and re-recorded in Book 9856, Page 767, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAN OF WATERFORD, PHASE 5B OF RECORD IN PLAT BOOK 7900, PAGES 838 AND 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERFORD IN BOOK 8694, PAGE 216; BOOK 8699, PAGE 462; BOOK 9530, PAGE 189 AND CHARTER AND BY-LAWS FOR WATERFORD HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 8711, PAGE 701 AND BOOK 8715, PAGE 583, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 2308 Riverway Drive, Old Hickory, TN 37138
(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 my hand this 18th 17TH day of June 19 99

Daniel J. Garfield

Daniel J. Garfield

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 Daniel J. Garfield

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th ~~10th~~ day of June 99.

Commission expires March 23, 2002

DANIEL L. GRIFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0602459
IDENT. & REFERENCE
99 JUN 22 AM 8:41
REGISTER
DAVIDSON COUNTY, TN.
595.00 06/22/99 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11537 PAGE 156

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

0602459

IDENTIFICATION REFERENCE

99 JUN 22 AM 8:41

REGISTER
DAVIDSON CO. TN.

CAMT	
	158000.00
CON TX	584.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	595.60
CHECK	595.60

06/22/99 01 08:46 0001 2570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481117