File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11538 PAGE 293

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Billy R. Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Randolph	Coastal Mortgage Services, Inc.	MAP 176-5
(NAME)	(NAME)	
5112 Hickory Grove Drive	5950 Fairview Road, Suite 810	PARCEL 101
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28210	2D77178
(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, James L. Claxton and wife, Ann E. Claxton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Randolph and wife, Barbara A. Randolph

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:

BEING Lot 63, Final Plat of Hickory Woods, Section B, as of record in Book 6900, Page 512, Register's Office, Davidson County, Tennessee.

Subject to Amended & Re-Stated Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187 as amended in Book 9764, Page 44; By-Laws of record in Book 7932, Page 648 and Book 9678, Page 213; Quitclaim Deed to the Homeowners Association of record in Book 9786, Page 923 and Charter of record in Book 7857, Page 87 as re-recorded in Book 7876, Page 67 and Book 9680, Page 319, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James L. Claxton and wife, Ann E. Claxton by deed from Carolyn Baird, unmarried of record in Book 10076, Page 464, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to utility anchor easement and public utility and drainage easement of record in Book 6900, Page 512, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5112 Hickory Grove Drive, Antioch, TN 37013
(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 our hand s this 21st day of June 1999

James L. Claxton

James L. Claxton

Ann E. Claxton

Ann E. Claxton

0101 02CHE 495-70

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 James L. Claxton and wife, Ann E. Claxton

the bargainor s, 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 and official seal at Nashville, Tennessee, this 21st day of June 1999.

Commission expires 1-26-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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 _____.

My commission expires _____

_____
Notary Public

06002733
IDENTIFICATION REFERENCE
99 JUN 22 PM 2:07
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11538 PAGE 295

06002733

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:07

CAMT	131000.00
CON TX	484.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	495.70
CHECK	495.70

06/22/99 01 14:12 0001 2874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481419