When Recorded: MAIL TO: Castleman Title & Escrow, Inc. 213 A Ward Circle Brentwood, TN 3702?

BOOK 11538 PAGE 820

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37860) FILE BOX "7"

WARRANTY DEED

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Wallace Wauford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE 1999.

Melody A Hayes
Notary Public

MY COMMISSION EXPIRES: 8-5-2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMB
Wallace Wauford	Southeastern Mortgage of Tn., Inc.	119-7-37381
Wimpole Drive	115 29th Avenue, South	2DA44330
Nashville, TN 37211	Nashville, TN 37212	

FOR AND IN 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,

RONNIE HALL AND BOBBY MUNIZ

0003 06/22 0101 03CHECK 430.95

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WALLACE WAUFORD

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 No. 152 on the Plan of Glencliff Estates, Section VII, as of record in Book 2331, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronnie Hall and Bobby Muniz, as Tenants in Common by Warranty Deed from C. Quentin Osborne and wife, Sheila A. Osborne of record in Book 11375, Page 300, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTORS.

99 JUN 22 PM 2:28

0602859

RECEIVED & RECORDED

Unimproved ( )
This is improved (X) property known as 381 Wimpole Drive, Nashville, TN 37211
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 this 10th day of June, 1999

RONNIE HALL

BOBBY MUNIZ

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 Ronnie Hall and Bobby Muniz

the bargainors 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 11th day of June 1999.

Commission Expires: 8-5-2002

Melody A. Hayes
Notary Public

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11538 PAGE 822

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

0602859

IDENTIFICATION REFERENCE

99 JUN 22 PM 3:28

REGISTER
COUNTY, TN.

CAMT	113500.00
CON TX	419.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	430.95
CHECK	430.95

06/22/99 01 15:34 0001 3003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481546