Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File#99-1128

BOOK 11541 PAGE 492

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Craig E. Israel, and spouse, Tiffany L. Israel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James V. Abernathy,** 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. 154-A on the Plan of Zone Lot Division Harbor Gate Subdivision, Section Two, Lots 148-154 of record in Book 6900, Page 251, Register's Office for said County.

Said Lot No. 154-A fronts 33.00 feet on the easterly margin of Castlegate Drive and extends back 196.08 feet on the broken northerly line and 187.57 feet on the southerly line to a point of intersection.

Being the same property conveyed to Craig E. Israel and Tiffany L. Israel by deed of record in Book 10064, Page 10, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

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This is improved property, known as: 596 Castlegate Drive, Nashville TN 37217.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 22nd day of June, 1999

Craig E. Israel

Tiffany L. Israel

State of Tennessee)
County of Davidson)

On this 22nd day of June, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Craig E. Israel and Tiffany L. Israel, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/23/2002

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 87,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of June, 1999.

Notary Public

My Commission Expires: 3/23/2002

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James V. Abernathy	NationsBanc Mortgage Corp.	136-14-200
596 Castlegate Drive	2059 Northlake Parkway	
Nashville, TN 37217	Tucker, GA 30084	

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT	87000.00
CON TX	321.90
PRFEE	1.00
UCCFD	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

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IDENTIFICATION REFERENCE

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482220