THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8603

MAP/GROUP/PARCEL
026-06-0/057.00

BOOK 11546 PAGE 98

NEW OWNER'S NAME AND ADDRESS:
Joyce Aileen Ross
104 Cheshire Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Gary P. Wyatt, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Joyce Aileen Ross, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 28 on the Plan of the resubdivision of Lots 27 throught 48 of Windsor Green, Phase I, Section II, of record in Plat Book 6200, Page 233, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 104 Cheshire Court, Goodlettsville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 6604, Page 314, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Gary P. Wyatt
Gary P. Wyatt

0604851
IDENTIF. ▲ REFERENCE
99 JUN 28 PM 2:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
5142 06/28 0101 03CHECK 32

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Gary P. Wyatt, unmarried, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of June, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,000.00.

Joyce Aileen Ross
AFFIANT

Sworn to and subscribed before me, this the 24th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11546 PAGE 100

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

0604851
IDENTIF. # REFERENCE

99 JUN 28 PM 2:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

06/28/99 01 14:44 0001 5142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483620