FILE BOX 45

WARRANTY DEED

BOOK 11553 PAGE 351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Michael D Hastings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 99

Patricia Nicholson
Notary Public

PATRICIA NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Hastings (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP #135-16-0-A
805 Musket Trail (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL #005.00CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, William E. Dunn and wife, Lynda J. Charles Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Hastings and wife, Jo Beth Hastings

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 No. 5, on the plan of Subdivision for Tracts 8, 9, & 10, Nashboro Village, of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William E. Dunn and wife, Lynda J. Charles Dunn by deed from Bill J. McDonald and wife, Barbara D. McDonald, of record in Book 8478, Page 468, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 4827, Page 14; Book 5465, Page 561; amended in Book 5588, Page 429, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

0987 07/01 0101 03CHECK 584.50

unimproved ( )
This is improved (X) property, known as 805 Musket Trail, Nashville, TN 37217
(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 30th day of June, 19 99

William E. Dunn

Lynda J. Charles Dunn

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 William E. Dunn and wife, Lynda J. Charles Dunn

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 30th day of June 1999

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who and 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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0606586

IDENTIFICATION REFERENCE

99 JUL -1 PM 2:56

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11553 PAGE 353

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

0606586

IDENTIF. & REFERENCE

99 JUL -1 PM 2:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CANT
153000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

07/01/99 01 14:58 0001 6987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485430