Prepared By and After Recording Return To:
Title Enterprise Service Company LLC
214 Centerview Dr. Ste 225
Brentwood TN 37027
(615) 370-4724

Maximum principle indebtedness
for Tennessee recording tax
purpose is $ 18,500.00

WARRANTY DEED

BOOK 11562 PAGE 132

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Charles W. Bernard and wife, Karen M. Bernard** (herinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey unto **Tawanda K. Baxter Finchum and James U. Finchum** (herinafter referred to as "Grantee") her heirs and assigns, forever, that certain property located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 6 day of July, 1999.

/ Charles W. Bernard
Charles W. Bernard

/ Karen M. Bernard
Karen M. Bernard

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Charles W. Bernard and wife, Karen M. Bernard** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

06088897
RECEIVED FOR REFERENCE
99 JUL -7 PM 2:15
REGISTER
DAVIDSON COUNTY, TN
07/07/99 0101 02CHECK 205.45

Witness my hand and official seal this 6 day of July, 1999.

Ginny L Katricka
Notary Public

My Commission Expires: _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $78,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Blythe B Eschbach
Affiant

Subscribed and sworn to before me this 6 day of July, 1999.

Ginny L Katricka
Notary Public

My Commission Expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBER: 149-02-O-C-25.00CO

ADDRESS OF NEW OWNER:
Tawanda and James Finchum
125 Elizabeths Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 25 (also known as Building Site 125) on the Plan of Sterling Wood, of record in Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles W. Bernard and wife Karen M. Bernard from J. Lancaster Rose, Jr. and wife, Kari F. Rose by Warranty Deed dated August 31, 1994 and recorded September 9, 1994 in Book 9460, Page 166, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11562 PAGE 135

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

060 8897 REFERENCE

99 JUL 7 PM 2:15

[illegible]	[illegible]
CO TX	250.45
PRFEE	1.00
MISC	52.00
CFEE	2.00
TOTAL	305.45
- CHECK	305.45

[illegible] 01 14:16 0001 7474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487854