WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

X Leslee G. Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 1999

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

HENRY L. RAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Leslee G. Rose, married 3122 Woodymore Court Antioch, TN 37013	Guaranty Trust Company 640 Broadmor Boulevard, Suite 100 Murfreesboro, TN 37130	Map 150-6 Parcel 139

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **BRAD N. MCGAHA AND WIFE, LEIGH C. MCGAHA**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **LESLEE G. ROSE, MARRIED**, hereinafter called Grantee, 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. 25-A on the plan of Woodymore Heights, of record in Book 5200, page 645, as amended in Book 8250, page 665, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brad N. McGaha and wife, Leigh C. McGaha, by warranty deed from of record in Book , Page , Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Book 8250, page 665, Register's Office for Davidson County, Tennessee.

All matters of record in Book 5200, page 645, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 6534, page 872; re-recorded in Book 6536, page 329; and in Book 6964, page 617, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 3122 Woodymore Court, Antioch, TN 37013.

0609620
IDENTIFICATION REFERENCE
99 JUL -9 AM 8:26
REGISTER
DAVIDSON COUNTY, TN.
1
0206 07/09 0101 02CHECK 332.53

N51349

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 person 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 MY HAND 25TH. day of JUNE, 1999.

Brad N. McGaha

Leigh C. McGaha

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Brad N. McGaha and wife, Leigh C. McGaha, within named 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, in Franklin, Tennessee, the 25TH. day of JUNE, 1999.

Notary Public

My commission expires: 8-5-02

HENRY E. RAILEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG 5 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11565 PAGE 408

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

0609620

IDENTIFICATION & REFERENCE

99 JUL -9 AM 8:26

REGISTER
DAVIDSON CO. TN.

DAMT	66900.00
CON TX	321.53
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	332.53
CHECK	332.53

07/09/99 01 08:26 0001 0266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488624