BOOK 11577 PAGE 671

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16634
File Box 9-B

FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 182,500.00

Affiant

Subscribed and sworn to before me, this 15th day of July 1999

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
CAROL F. HOLMES	NEW OWNER	MAP 142-16
128 Hicks Road		PARCEL 01400CO
Nashville, Tennessee 37221		

My Commission Expires SEPT. 23, 2000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BONNITA V. DUCKWORTH, UNMARRIED,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAROL F. HOLMES, UNMARRIED,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 128 Hicks Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 1999.

BONNITA V. DUCKWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BONNITA V. DUCKWORTH,

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 1999.

My Commission Expires

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

WARDEED

My Commission Expires

EXHIBIT "A"

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Land in Davidson County, Tennessee, being Unit 14 on the Plan of Devon Close Town Homes of record in Plat Book 9700, page 86, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Devon Close Townhomes, a horizontal property regime established by Master Deed of record in Book 9747, page 278, said Register's Office.

Being the same property conveyed to Bonnita V. Duckworth by deed from Southwinds Development, Inc. of record in Book 10151, page 91, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8120, page 402, amended in Book 8180, pages 230 and 232, Book 8181, page 62, Book 8712, pages 618 and 620, Book 9747, page 278; (3) Charter of record in Book 8170, page 450, Book 7520, page 564; (4) Easements of record in Book 9772, page 478; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 398, Plat Book 9700, page 86 and Plat Book 9700, page 147, said Register's Office.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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100.25

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492210