40-A

WARRANTY DEED

BOOK 11584 PAGE 354

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 99.

Notary Public

MY COMMISSION EXPIRES: 9/15/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Kerlin (NAME)	Countrywide Home Loans, Inc. (NAME)	Map 156-2
935 Beech Bend Drive (ADDRESS)	718 Thompson Lane, Suite 114 (ADDRESS)	Parcel 207
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, Tabitha Gail Eads, now known as Tabitha G. Daly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew S. Kerlin and wife, Jonlyn R. Kerlin

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:

Land in Davidson County, Tennessee, being Lot No. 761 on the Plan of Harpeth Woods, Section Four, of record in Plat Book 5200, page 560, Register's Office for Davidson County, Tennessee.

Said Lot No. 761 fronts 80.0 feet on the southeasterly margin of Beech Bend Drive and extends back 181.4 feet on the northeasterly line and 194.7 feet on the southwesterly line to a dead line in the rear, measuring 81.1 feet thereon.

Being the same property conveyed to Tabitha Gail Eads, unmarried, by deed from Andrew J. LaMay and wife, Jeanine Leo LaMay, of record in Book 9552, page 754, said Register's Office. The said Tabitha Gail Eads having since married is now known as Tabitha G. Daly.

Brock W. Daly joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Tabitha G. Daly.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 935 Beech Bend Drive, Nashville, TN 37221
(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 21st day of July, 19 99

Tabitha G. Daly

Brock W. Daly

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 Tabitha Gail Eads, now known as Tabitha G. Daly, and husband, Brock W. Daly

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 21st day of July 19 99

Commission expires 9/13/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

RECEIVED
99 JUL 22 AM 9:14
MARY L. PARKER
REGISTER
DAVIDSON COUNTY, TN
99 0061869

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0614869

REFERENCE

99 JUL 22 PM 3:3

AMT
128500.00
CO TX 475.45
PRFEE 1.00
MISC 3.00
CFEE 2.00
TOTAL 486.45
CHECK 486.45

07/22/99 08:[illegible] 15138 0001 3900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494198