WARRANTY DEED

BOOK 11590 PG. 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Robert G. Moncrieff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF July 19 99

Carla Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT G. MONCRIEF, JR.	COUNTRYWIDE HOME LOANS, INC.	MAP 17
(NAME)	(NAME)	
5167 BRICK CHURCH PIKE	4500 PARK GRANADA	PARCEL
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	CALABASAS, CA 91302-1613	162.00
(CITY) (STATE) (ZIP)	(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, STELLA R. RADER, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. MONCRIEF, JR. AND WIFE, PEPPER ELIZABETH MONCRIEF

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 the 10th Civil District of Davidson County, Tennessee, fronting on the south side of Brick Church Pike, and described according to a survey of L.B. Petty, dated July 13, 1956, as follows: BEGINNING at a post at the southerly margin of Brick Church Pike at the corner Waggoner's Property; thence South 54 degrees West 150 feet with the south right of way of said road; thence South 60 degrees West 15' west 258 feet with the south right of way of said Road; thence South 38 deg. 10' West 275 feet with the south right-of-way of said road to a cornerpost; thence South 39 deg. 30' East 137.20 feet to a 16" Sycamore tree; thence South 79 deg. 30' East 214.5 feet to a cornerpost; thence North 71 deg. East 414 feet to a corner post in the Waggoner west line; thence North 21 deg. 30' West 474.5 feet to the beginning point.

Being the same property conveyed to Gilbert R. Rader and wife, Stella R. Rader by deed of record in Book 4029, page 634, Register's Office for Davidson County, Tennessee; the said Gilbert R. Rader having since died the property vests in Stella R. Rader as surviving tenant by the entirety.

unimproved ( )
This is improved (X) property, known as 5167 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072
(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 my hand this 23rd day of July, 19 99

Stella R. Rader
STELLA R. RADER

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 STELLA R. RADER, WIDOW

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 23rd day of July 19 99.

Commission expires 9/23/00

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

MAIL ENV.

99 JUL 27 PM12:54

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD

06191 90

6423

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

BOOK 11590 PG. 15

061642423

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 12:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DMTT	53000.00
CON TX	296.00
PRFEE	1.00
MUNIC	8.00
CFEE	2.00
TOTAL	307.00
→ CHECK	307.00

07/27/99 01 12:58 0001 7579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495846