WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

James N. Ricks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1999

Kent L. Scruggs
Notary Public
Exp. 03/24/2001

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC KENT L SCRUGGS DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia P. Lovelace	Fifth Third Bank, Kentucky Inc	MAP 143-2-A
(NAME)	(NAME)	
524 Harpeth Trace Drive	250 W. Main Street	PARCEL 28 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lexington, KY 40507	
(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, Lisa L. McTighe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia P. Lovelace and husband, James N. Ricks

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. 28 on the Plan of Phase Three Harpeth Trace Estates, of record in Plat Book 5200, pages 751 - 753, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lisa L. McTighe by deed from Lester Earl Sutton and wife, Marjory Ruth Osborne Sutton of record in Book 8668, page 599, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, pages 751-753, said Register's Office; (c) Declaration of covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5120, page 918, Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6274, page 148, said Register's Office; (d) Charter of record in Book 5120, page 199 and Book 6556, page 694, said Register's Office; (e) easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882 and Book 6407, page 892, said Register's Office; and (f) overpass construction agreement of record in Book 5102, page 956, said Register's office.

unimproved ( )
This is improved (X) property, known as 524 Harpeth Trace Drive, Nashville, Tennessee 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 my hand this 26th day of July, 1999

Lisa L. McTighe

Lisa L. McTighe

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 Lisa L. McTighe

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 Nashville, Tennessee, this 26th day of July, 1999.

Commission expires _____

Notary Public

SHERYL SCRUGGS NOTARY PUBLIC Exp. 03/24/2001 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____ .

My commission expires _____

Notary Public

MAIL ENV.
061 06693
IDENTIF. & REFERENCE
99 JUL 27 PM 3:26
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
PAID ONE DOLLAR 1.00

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. 825

06116693

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 3:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	355000.00
	1414.50
	1.00
	8.00
	2.00
	1425.50
	1425.50

15:30 0001 7857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496121