Box 29

BOOK 11596 PAGE 588

06181990

IDENTIF. & REFERENCE

BELL GALLATT REGISTER
DAVIDSON COUNTY, TN.

99 JUL 30 PM 2:54

Data ID: 14711

Job No.: 8211

Seller: ALEXANDER

Order No.: 869320/66893652

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: MAP PARCEL NUMBERS
Eric A. Bauder	Countrywide Home Loans, Inc.
(Name)	(Name)
3021 Glenboro Drive	4500 Park Granada
(Street Address or Route Number)	(Street Address)
Hermitage, TN 37076	Calabasas, CA 91302-1613
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to ERIC S. ALEXANDER AND ELIZABETH R. ALEXANDER, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by

ERIC A. BAUDER and wife, MICHELLE BAUDER

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 87.01.A-93

unimproved ( )
This is improved (X) property, known as 3021 GLENBORO DRIVE (House Number) (Street) (P.O. Address)

HERMITAGE, TN 37076 (City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

07/30 0101 CKCHECK 488.60

Seller: ALEXANDER
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Witness our hands this 16 day of July, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elizabeth R. Alexander
ELIZABETH R. ALEXANDER—Grantor

Eric S. Alexander
ERIC S. ALEXANDER—Grantor

STATE OF Tennessee }
}
COUNTY OF Davidson }

Personally appeared before me, Thomas M-Quinn, a Notary Public in and for said County and State, ERIC S. ALEXANDER, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN, this 15 day of July, 1999.

My Commission Expires: Sept. 29, 2001

Thomas M-Quinn
Notary Public

STATE OF Rhode Island }
}
COUNTY OF Providence }

Personally appeared before me, Paul N. Laprocina JR, a Notary Public in and for said County and State, ELIZABETH R. ALEXANDER, the within named bargainor, with whom I am personally acquainted (or proven 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 Cranston, RI, this 14 day of July, 1999.

My Commission Expires: 4/10/02

Paul N. Laprocina JR
Notary Public

NO SEAL

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 128,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Eric S. Alexander
ERIC S. ALEXANDER—Grantor

Elizabeth R. Alexander
ELIZABETH R. ALEXANDER—Grantor

STATE OF Rhode Island }
}
COUNTY OF Providence }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 16 day of July, 1999.

(Affix Seal)

My commission expires: 4/10/02

Paul N. Laprocina JR
Notary Public

NO SEAL

Seller: ALEXANDER
Order No.: 869320/66893652

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EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 135, ONTHE PLAN OF SECTION TWO, CHESNEY GLEN, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGE 434, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIC S. ALEXANDER AND WIFE, ELIZABETH R. ALEXANDER BY BEAZER HOMES CORP., DOING BUSINESS AS PHILLIPS BUILDERS IN THE DEED DATED 07/24/98 AND RECORDED 07/30/98 IN BOOK 11042 PAGE 65, DAVIDSON COUNTY RECORDS.

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

06/18/99
IDENTIF. A REFERENCE

99 JUL 30 PM 2:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11596 PAGE 591

CAMT	128000.00
CON TX	473.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	488.60
CHECK	488.60

07/30/99 01 14:59 0001 9546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497786