FILE BOX 45

BOOK 11614 PAGE 343

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Sheryl A. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheryl A. Lewis (NAME)	Roslyn National Mortgage Corp. (NAME)	MAP 104-12-O-A
1901 18th Ave. South, Unit 204 (ADDRESS)	5301 Virginia Way, Suite 110 (ADDRESS)	PARCEL 14.00 CO
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, J. Richard Chambers and wife, Carol L. McCoy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheryl A. Lewis and Verlie Abrams, as joint tenants with right of survivorship

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:

SITUATED in County of Davidson, State of Tennessee.

UNIT 204M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101 et seq. as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6258, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Magnolia Wedgewood Condominium of record in Book 6258, Page 718, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to J. Richard Chambers by deed from Benton P. White, an unmarried person, of record in Book 11319, Page 588, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws, of record in Book 6258, Page 718, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Power of Attorney of Record in Book 11614, Page 341, said Registers Office.

unimproved ( )
This is improved (X) property, known as 1901 18th Ave. South, Unit #204, Nashville, TN 37201
(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 30th day of July, 19 99

J. Richard Chambers

Carol L. McCoy by Power of Attorney

Carol L. McCoy

FILE BOX 45

BOOK 11614 PAGE 344

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

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

4451 08/10 0101 03CHECK 245.95

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, J. Richard Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carol L. McCoy as her Attorney in Fact as the free act and deed of the within named Carol L. McCoy.
Witness my hand and official seal at Nashville, Tennessee the 30th day of July 1999.

My Commission Expires: 3/24/01

_____

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

06022792
IDENTIF. → REFERENCE
99 AUG 10 PM 3:04
ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11614 PAGE 345

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

0622792
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 3:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63500.00
CON TX	234.95
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	245.95
CHECK	245.95

08/10/99 01 15:02 0001 4451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502627