STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 1999.

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 27, 1999

99 AUG 26 PM 2:40

0628935

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Strait and Christina Strait
4305 Mystic Valley Court
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Suite 301
Brentwood, Tennessee 37027

MAP-PARCEL NUMBERS:
165-13-0-A-148-00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul J. Caratti** hereinafter referred to as Grantor, hereby transfers and conveys to **Michael Strait and wife, Christina Strait** hereinafter referred to as Grantee, his 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. 440, Section Nine, on the Plan of Peppertree Forest, of record in Plat Book 7900, page 760, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul J. Caratti, unmarried, by deed from Allen Earps and wife, Betty Earps, as of record in Book 9628, page 968, Register's Office for Davidson County, Tennessee.

RECEIVED FOR REFERENCE
0628935
1077 01101 03CHECK 406.90

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4305 Mystic Valley Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 August, 1999.

Paul J. Caratti

Paul J. Caratti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul J. Caratti, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 1999.

Notary Public

12-23-2001

My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11636 PAGE 411

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

0628935

IDENTIFICATION REFERENCE

99 AUG 26 PM 2:40

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 406.90
CHECK 406.90

08/26/99 01 14:40 0001 1077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509159