WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 1999

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann B. Sharpsteen	First American National Bank	171-4A-41
(NAME)	(NAME)	
5412 Brownstone Drive	First American Center	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37237	
(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, H. Warren Sanger and wife, Jennifer S. Sanger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann B. Sharpsteen and husband, Benjamin Lee Sharpsteen

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. 86 on the Plan of Brownstone, Section One, of record in Book 9700, Pages 496 and 497, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to H. Warren Sanger and wife, Jennifer S. Sanger by deed from Pulte Tennessee Limited Partnership, a Nevada limited partnership of record in Book 11058, Page 445, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 9700, pages 496 & 497; Declaration of covenants, conditions and restrictions of the record in Book 10658, page 952; Charter for Brownstone Homeowner's Association, Inc. of record in Book 10659, page 15; By-Laws of record in Book 10658, page 995; Storm Water Detention Agreement of record in Book 10951, page 689; all of record in the Register's Office for Davidson County, Tennessee.

1760 08/27 0101 03CHECK 910.10

The execution of this instrument by H. Warren Sanger is effected by the signature of his Attorney-In-Fact, Jennifer S. Sanger, pursuant to the Limited

CONTINUED *

This is improved (X) property, known as 5412 Brownstone Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 25th day of August, 1999

H. Warren Sanger

Jennifer S. Sanger

By: Jennifer S. Sanger attorney in fact
Jennifer S. Sanger
Attorney-In-Fact

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 Jennifer S. Sanger, 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 Brentwood, Tennessee, this 25th day of August 1999.

Commission expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

Notary Public

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, **Jennifer S. Sanger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of **H. Warren Sanger a/k/a Herbert Warren Sanger** as Attorney-In-Fact as the free act and deed of the within named **H. Warren Sanger a/k/a Herbert Warren Sanger.**

Witness my hand and official seal at **Brentwood, Tennessee**, this the **25th** day of **August** 1999.

Commission Expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

Notary

* LEGAL DESCRIPTION CONTINUATION

Power of Attorney being recorded simultaneously herewith.

H. Warren Sanger and Herbert Warren Sanger are one and the same person.

MAIL ENV.
06 299569
KEFERENCE
99 AUG 27 PM 2:22

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		REFE - PROBATE FEE

BOOK 11633 PAGE 517

0629569

99 AUG 27 PM 2:22

CAMT
243000.00
DON TX 899.10
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 910.10
CHECK 910.10

08/27/99 01 14:22 0001 1760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509828