WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,458.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES ALAN FRY	NATIONSBANC MORTGAGE CORPORATION	MAP 171-3B
(NAME)	(NAME)	
641 Old Hickory Bouelvard #63	P.O. Box 35140	PARCEL 145.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Louisville, KY 40232	
(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, PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ALAN FRY, A SINGLE PERSON

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. 61, Revision One, Phase One, Section Three of Townhomes of Fredericksburg, a Planned Unit Development of record in Plat Book 9700, page 534, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Radnor Homes, Inc. by Deed from Helen Niederhauser Parker, Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Dick H. Wallman, Lynne Wallman Reed, individually and Richard Frederick Wallman, individually and Lynne Wallman Reed and Richard Frederick Wallman, as Co-Executors of the Estate of Dorothy N. Wallman and as Co-Trustees of the Trust established under the Will of Dorothy N. Wallman, dated February 6, 1992, of record in Book 10571, Page 550, Register's Office for Davidson County, Tennessee. The said Radnor Homes, Inc. having quitclaimed the property to Pulte Homes Tennessee Limited Partnership of record in Book 11356, page 465, Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Boulevard, #63, Brentwood, TN 37027
(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 27th day of August 19 99

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

By: Emily Shaifer C. Boylan, Admin. Manager

99059 0107 0CH 62.65$

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Emily Shaifer C. Boylan and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Admin. Manager and _____ respectively of the PULTE HOMES TENNESSEE LIMITED PARTNERSHIP the within named bargainor, and ~~corporation~~ partnership, and that she as such Admin. Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership, by the said Emily Shaifer C. Boylan as such Admin. Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 27th day of August 1999.

My commission expires _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 5/27/01

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10126, Page 435, Book 10224, page 683, Book 10294, page 850, and Book 10628, page 517; Restrictions of record in Book 7798, page 843, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

20629764
FOR REFERENCE
AUG 30 AM 9:54
DAVIDSON COUNTY, TN

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 11639 PAGE 410

0629764

99 AUG 30 AM 9:54

CAMT
256458.00
CON TX 948.89
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 959.89
CHECK 959.89

08/30/99 01 09:54 0001 1991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510053