Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James S. Taormina
3919 Westlawn Place
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

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MAP 103-08-0
GROUP C
PARCEL 005.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terance W. Janiak and Margieann L. Janiak, Co-Trustees of The Janiak Family Trust,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James Steven Taormina**, hereinafter called the "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. 3-B of The Westlawn, a Condominium Development, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7972, page 794, Register's Office, Davidson County, Tennessee, together with the parking area designated thereto and an undivided percentage interest in the common elements appurtenant to said unit, all as set forth in said Master Deed.

Being a part of the same property conveyed to Terance W. Janiak and Margieanne L. Janiak, Co-Trustees of The Janiak Family Trust, by deed from Larry L. Schmittou and wife Shirley Schmittou of record in Book 9562, page 730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 3919 Westlawn Place, Nashville, Tennessee 37209.

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, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 27th day of August, 1999.

Terance W. Janiak, Co-Trustee of The Janiak Family Trust

Margieanr. L. Janiak, Co-Trustee of The Janiak Family Trust

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terance W. Janiak and Margieanr. L. Janiak**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Co-Trustees of The Janiak Family Trust and that as such Co-Trustees they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $84,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of August, 1999.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

99 AUG 31 AM 9:57
WILLIAM L. GOODWIN REGISTER
DAVIDSON COUNTY, TN.
RECEIVED FOR RECORD & REFERENCE
0630545
1999 08/31 0101 CHECK 321.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0630545

IDENTIFICATION REFERENCE

99 AUG 31 AM 9:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

08/31/99 09:56 0001 2809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510864