PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **August, 1999** by and between **DONALD R. BAIN and wife, JERRI E. BAIN** , herein after referred to as GRANTOR, and **GEORGE PAUL TWIGG** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 7 on the Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section A Subdivision, of record in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

ALSO BEING CONVEYED HEREWITH an undivided interest in and to the general and/or restricted common areas and facilities of Poplar Creek Estates, Phase III, Section "A" Subdivision, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824, and Charter of record in Book 7120, page 125, said Register's Office.

BEING THE SAME PROPERTY CONVEYED to Donald R. Bain and wife, Jerri E. Bain, by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson, dated September 3, 1996 and recorded in Book 10178, page 57, said Register's Office.

This is improved property known as: 7164 Forrest oaks Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donald R. Bain
DONALD R. BAIN
Signature of Seller

Jerri E. Bain
JERRI E. BAIN
Signature of Seller

99 SEP -1 PM 1:39
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2437 09/01 0101 03CHECK 751.00

0631136

IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **DONALD R. BAIN and wife, JERRI E. BAIN** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **August, 1999.**

Notary Public

My Commission Expires: 3/17/2002

EVE G. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Name and Address of Property Owner:
GEORGE PAUL TWIGG
420 Elmington Avenue, Nashville, Tennessee 37205

Send Tax Statements to:
Bank of America Mortgage
1201 Main Street, Dallas, Texas 75202

Map & Parcel 155-07-0-A00.500CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$200,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

George Paul Twigg

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **August, 1999.**

Notary Public

My Commission Expires: 3/17/2002

EVE G. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-214

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11644 PG. 399

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

0631136

IDENTIF. & REFERENCE

99 SEP -1 PM 1:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 751.00
CHECK 751.00

09/01/99 01 13:39 0001 3437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511483