FILE BOX 45

BOOK 11644 PG. 565

WARRANTY DEED

ZANA C. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,000.00

X Cathy T. McCormack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 3-29-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy T. McCormack	NEW OWNER	MAP #171-3-B
(NAME)	(NAME)	
5221 Fredericksburg Way East		PARCEL #13CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Brooks A. Sells, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy T. McCormack, unmarried

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:

BEING Lot No. 268, on the plan of Fredericksburg, Section 5-B, a Planned Unit Development, of record in Plat Book 7900, Page 953, amending Plat Book 7900, Page 509; Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brooks A. Sells, unmarried by deed from Francis W. Brooks and wife, Pamela J. Brooks, of record in Book 10742, Page 151, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10694, Page 541; Book 10694, Page 539; Book 8920, Page 45, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Power of Attorney of record in Book 11644, Page 564, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5221 Fredericksburg Way East, 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 31st day of August, 19 99

Brooks A. Sells by Edith Johnston, Atty In Fact

Brooks A. Sells

09/30/99 03CHECK 839.80

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Edith Johnston, 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 on behalf of Brooks A. Sells as his Attorney in Fact as the free act and deed of the within named Brooks A. Sells.

Witness my hand and official seal at Nashville, Tennessee the 31st day of August, 1999.

My Commission Expires: 3/29/2003

_____
NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

06311170

IDENTIFICATION REFERENCE

99 SEP -1 PM 1:55

BILL GARRETT REGISTER
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 11644 PG. 567

06311170

IDENTIFICATION REFERENCE

99 SEP -1 PM 1:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	224000.00
MOR TX	828.80
ERR CO	
MOR TX	828.80-
CON TX	828.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	839.80
CHECK	839.80

09/01/99 01 13:55 0001 3471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511517