BOOK 11644 PG. 948

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Jennifer McDowell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 1999.

SHANNON E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 23, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 SEP -1 PM 2:44
JILL GARDENHIRE REGISTER
DAVIDSON COUNTY, TN.

06312258
RECEIPT # REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Scott A. Halbert and Karen Ruth Quist
5804 Cloverland Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Suntrust Bank, Nashville
P. O. Box 305110
Nashville, Tennessee 37230-5110

MAP-PARCEL NUMBERS:
171-03-0-A-046-00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory W. Winnett and wife, Kelly E. Winnett** hereinafter referred to as Grantor, hereby transfers and conveys to Scott A. Halbert and Karen Ruth Quist as Joint Tenants with right of survivorship hereinafter referred to as 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. 287 on the Plan of Section 1-A Fredericksburg, of record in Book 7900, Page 509; amended in Book 7900, Page 529, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory W. Winnett and wife, Kelly E. Winnett by deed from Radnor Homes, Inc. of record in Book 9395, Page 32, Register's Office for Davidson County, Tennessee.

356.00 0001 0101 03CHECK 1095-10

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5804 Cloverland Drive, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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, 1999.

Gregory W. Winnett

Kelly E. Winnett

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 Gregory W. Winnett and wife, and Kelly E. Winnett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 1999.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARNETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11644 PG. 950

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

063125 0258

IDENTIF. # REFERENCE

99SEP-1 PM 2:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	293000.00
CON TX	1084.10
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	1095.10
CHECK	1095.10

09/01/99 01 14:44 0001 3562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511608