BOOK 11645 PG. 417

WARRANTY DEED

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patti R. Welker (NAME)	Cendant Mortgage (NAME)	MAP 141-15-B
6813 River Ridge Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 44 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Stephen D. Denney and wife, Diane Francis Denney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patti R. Welker, 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:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Rolling River Estates, Phase III, of record in Plat Book 5200, page 81* Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof. *and corrected in Book 6272, page 196,

Being the same property conveyed to Stephen D. Denney and wife, Diane Francis Denney by Quitclaim Deed of record in Book 10440, page 457, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 81, said Register's Office; (c) restrictive covenants of record in Book 4892, page 689, Book 4871, page 640 and Book 5336, page 480, said Register's Office; and (d) Bylaws of record in Book 4892, page 679, said Register's Office.

99 SEP -1 PM 3:55
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0631363

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 6813 River Ridge Drive, Nashville, Tennessee 37221
(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 our hand s this 31st day of August, 1999

Stephen D. Denney

Diane Francis Denney

05-1 0102 03CHECK
473.50

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 Stephen D. Denney and wife, Diane Francis Denney

the bargainor s, 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 and official seal at Nashville, Tennessee, this 31st day of August 1999.

Commission expires _____

_____
Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY TENNESSEE

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 _____ .

My commission expires _____

_____
Notary Public

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

0631363

IDENTIFICATION REFERENCE

99 SEP -1 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

09/01/99 01 15:55 0001 3677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511723