FOR RECORDING PURPOSES

LTIC File No 44079

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 245,000.00

x Stephen D. Denney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE
8/31/99

Kathy Snider
NOTARY PUBLIC

COMMISSION EXPIRES _____

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

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THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stephen D. and Diane F. Denney 2716 North Highlands Drive Nashville, TN. 37221	Roslyn National Mortgage Corp. 5301 Virginia Way, Ste 110 Brentwood, TN 37027	142-16-C/13

FOR AND IN 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, I/WE, Randel G. Owen and wife, Dara L. Owen

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Stephen D. Denney and wife, Diane F. Denney

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 13, on the Plan of Devon Highlands Phase 1, as shown on plat of record in Plat Book 7900, page 428, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Randel G. Owen and wife, Dara L. Owen, by Deed of Record in Book 9788, page 859, Register's Office for Davidson County, Tennessee.

99 SEP -2 PM 1:38
REGISTER DAVIDSON COUNTY, TN
MAIL ENV.
06317886

This conveyance is made subject to the following:

(a) Taxes, 1999, which are a lien, but not yet due and payable.
(b) ALL matters shown on Plat recorded in Book 7900, page 428.
(c) Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 8611, page 31.
(d) Easement(s) and Right of Entry Agreement, as set forth in instrument recorded in Book 10046, page 778.
(e) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7517, page 283, as amended in Book 7517, page 367; Book 8180, page 222; Book 8712, pages 618 and 620; 8796, page 410; Book 8796, page 416; Book 9150, page 182; Book 10692, page 750, and in any allied instrument(s) referred to in said restrictions.
(f) By-Laws of Devon Highlands Homeowner's Association, Inc. of record in Book 7517, page 344, as amended in Book 10692, page 753.
(g) Restrictions as contained in Book 8120, page 402, as amended in Book 8180, page 230.
(h) By-Laws of Devon Highlands Homeowner's Association, Inc. of record in Book 8120, page 463, as amended in Book 8180, pages 230 and 232.
(j) Quitclaim deed for common areas to Devon Hills Home Owners Association, recorded in Book 9618, page 880.
(k) Quitclaim deed for common areas to Devon Hills Community Association, Inc., recorded in Book 11120, page 191.
(l) Charter of Devon Hills Community Association, Inc., recorded in Book 7520, page 564.

THIS IS (XX)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2716 North Highland Drive
Nashville, TN 37221

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 8/14/99

Randel G. Owen

Dara L. Owen

RECORDED 1999 SEP 2 917.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

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Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Randel G. Owen and wife, Dara L. Owen with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office at Mailboxes Etc., on this 14th day of August, 1999.

KIMBERLY KEITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Kimberly Keith
NOTARY PUBLIC

Commission Expiration: 5/28/02

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

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

06311786

REFERENCE

99 SEP -2 PM 1:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CHRT
245000.00
CON TX 906.50
FFEE 1.00
MFEE 8.00
CFEE 2.00
TOTAL 917.50
CHECK 917.50
09/02/99 03 13:38 0001 4111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512149