WARRANTY DEED

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
LYNNE SOUTHERLAND

My Commission Expires APRIL 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Steve Waters, Atty., 200 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin C. Cox	Guaranty Trust Company	MAP 51-10B
(NAME)	(NAME)	
244 Ellington Place	P. O. Box 1218	PARCEL 64.00 CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37133-1218	FB#11D 93864
(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, Beverly C. Henderson Lawnduski and husband, Paul B. Lawnduski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin C. Cox, 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:

A Certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 244, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular desciption, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Beverly C. Henderson, unmarried by deeds of record in Book 7167, Page 697 and Book 7609,, page 580, Register's Office, Davidson County, Tennessee.

Paul B. Lawnduski herein joins to convey any and all right and interest he may have; especially his marital rights.

This is improved (X) property, known as 244 Ellington Place, Madison, Tennessee 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 1999

Beverly C. Henderson Lawnduski

Beverly C. Henderson Lawnduski

Paul B. Lawnduski

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
99 SEP -3 AM 8:01
RECEIVED
277.40

063257.1

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 bargainor Beverly C. Henderson Lawnduski and husband, Paul B. Lawnduski, 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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of August 1999.

Commission expires _____

Notary Public

My Commission Expires APRIL 29, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____ 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

99 SEP 3 PM 3:04
REGISTER
DAVIDSON COUNTY, TN.

BOOK 11650 PAGE 529

0632571
CLAIM REFERENCE

CHRT 72000.00
CON TX 266.40
PRFEE 1.00
UMEED 8.00
CFEE 2.00
TOTAL 277.40
CHECK 277.40

09/03/99 01 15:04 0001 4944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512967