THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16735
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 197,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 1999.

Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LISA M. HIGGS	GUARANTY TRUST MORTGAGE	MAP 155-8-B
6348 Sweetgum Lane	640 Broadmoor Blvd., Ste.100	PARCEL 20.00CO
Nashville, Tennessee 37221	Murfreesboro, TN 37129	FB# 9D80180

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT T. WYATT, III AND WIFE, CHRISTIA B. WYATT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LISA M. HIGGS, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6348 Sweetgum Lane, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1999.

Robert T. Wyatt, III
by Velvet Van Hoose
ROBERT T. WYATT, III
BY VELVET VAN HOOSE AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Christia B. Wyatt
by Velvet Van Hoose
CHRISTIA B. WYATT
BY VELVET VAN HOOSE AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, _____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 1999.

My Commission Expires: _____

_____
Notary Public

WARDEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Velvet Van Hoose, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Robert T. Wyatt, III and Christia B. Wyatt and is authorized by the said Robert T. Wyatt, III and Christia B. Wyatt to execute this instrument on their behalf.

Witness my hand, at Office, this 31st day of August, 1999.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

My Commission Expires SEPT 23, 2000

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Phase I of South Colony at Riverbend, as of record in Plat Book 6900, page 271, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert T. Wyatt, III and wife Christia B. Wyatt by deed from James E. Owens and wife, Linda A. Owens and Robert T. Ellis and wife, Teresa L. Ellis of record in Book 7604, page 29, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, amended in Book 6486, page 588, Book 7199, page 119, amended in Book 778, page 645, and in Book 9792, pages 20 and 24; ((3) Dedication of common area of record in Book 7781, page 637; (4) Easements of record in Book 6613, page 536; and (4) Charter of record in Book 8748, page 816, (5) All matters appearing on the Plan of record in Plat Book 6900, page 271, said Register's Office.

06329944
MEMO: ☐ REFERENCE
99 SEP -7 PM 1:13
WILL GOODLETT REGISTER
DAVIDSON COUNTY, TN.
669.90 CKCHECK 0101 09/07

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

0632994

RECEIVED FOR REFERENCE

99 SEP -7 PM 1:13

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

BOOK 11652 PAGE 214

CAMT	177000.00
CON TX	654.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	669.90
CHECK	669.90

05/07/99 01 13:13 0001 5389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513405