THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-8903

MAP GROUP PARCEL
026-06-0 029.00

NEW OWNER'S NAME AND ADDRESS:
Ruby A. Ward, an unmarried woman
127 Brockhampton Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

BOOK 11667 PAGE 230

02 SEP 99 11:31 AM

0637 91

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, John E. Dunlap, an unmarried man, do hereby transfer and convey unto Ruby A. Ward, an unmarried woman, her heirs and assigns, hereinafter called Grantee , property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 127 on the Plan of Windsor Green, Phase I, Section No. 1, as of record in Book 6050, Page 158, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

The subject property is improved property commonly known as 127 Brockhampton Court, Goodlettsville, Tennessee 37072

BEING part of the same property conveyed to Grantor herein by deed of record in Book 9874, Page 886, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenant with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

Grantor further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John E. Dunlap
John E. Dunlap

09/20 0101 03CHECK 329.20

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, John E. Dunlap, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 9th day of September, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-12-2002

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $86,000.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of September, 1999.

NOTARY PUBLIC

My Commission Expires:
2-12-2002

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

0637191

REFERENCE

99 SEP 20 AM 9:31

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CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	329.20
CHECK	329.20

09/20/99 01 09:34 0001 9893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517846