WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1999

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

mail

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellie Hargis	Kellie Hargis	MAP 98-5-A
(NAME)	(NAME)	
6133 Hampton Hall Way	6133 Hampton Hall Way	PARCEL 38
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	04 D 95212
(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, Michael D. Leach and Michael Cross, both single persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kellie Hargis, a single person

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:

BEING Lot No. 151, on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Micahel D. Leach, an unmarried person, and Michael Cross, an unmarried person, by deed from Beazer Homes Corp., DBA Phillips Builders, of record in Book 11045, Page 426, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 1999 taxes, prorated and assumed by the Grantee the day of closing; all matters as set out on the plan of record in Book 9700, pages 290 and 291; Declaration of Covenants, Conditions, and Restrictions of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; subject to assessment of homeowners association fees, if any; and any and all easements located on the property.

unimproved ( )
This is improved (X) property, known as 6133 Hampton Hall Way, Hermitage, TN 37076
(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 17th day of September 1999

Michael D Leach
Michael D. Leach

Michael Cross
Michael Cross

09/20/99 01:01 CHECK 503.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Leach and Michael Cross, both single persons

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 Brentwood, Tennessee, this 17th day of September 1998.

Commission expires January 29, 2000

Notary Public

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

006371193
... REFERENCE
9 SEP 20 AM 9:32
... RECORDED
... NTY, TN

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	

BOOK 11667 PAGE 247

06371 93

99 SEP 20 AM 9:3

CAMT 133000.00
CON TX 492.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 503.10
CHECK 503.10

09/20/99 01 09:35 0001 9895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517848