ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kirk Manz Kimberly Lansing 119 Windsor Drive Nashville, TN 37205	New Owners	Map 131-01-0 Parcel 175.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

9622 26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Charles Gordon Sell, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kirk Manz and ~~Kimberly~~ Kimberly Lansing, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 118 on the Map of Bransford Realty Company's Belle Meade Golf Links, Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County. Said Lot No. 118 fronts 90 feet on the southerly side of Windsor Drive and extends back 161 feet on the easterly line and 158 feet on the westerly line, to the northerly line of Lot No. 132 and measures 50 feet thereon.

Being the same property conveyed to Charles Gordon Sell by Warranty Deed from C. Gordon Sell and Sarah Hamilton Sell of record in Book 8042, page 417, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Elizabeth C. Sell wife of Charles Gordon Sell joins in this conveyance to relinquish any rights she may have in subject real property, particularly any marital interest.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Plat Book 421, pages 94 and 95, said Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5408, page 67 and Book 5737, page 22, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 119 Windsor Drive, Nashville, Tennessee 37205.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Kirk R Manz
Affiant

Subscribed and sworn to before me this 22nd day of September, 1999.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 9/23/2002

22447 0127 0101 03/08/99 751.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of September, 1999.

Charles Gordon Sell

Elizabeth C. Sell

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 **Charles Gordon Sell and wife, Elizabeth C. Sell**, the bargainors, 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 Nashville, Tennessee, this 22nd day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2002

0639404

IDENTIFICATION REFERENCE

99 SEP 27 AM 8:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11675 PAGE 313

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

0639404

IDENTIFICATION REFERENCE

99 SEP 27 AM 8:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	751.00
CHECK	751.00

09/27/99 01 08:23 0001 2244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520170