RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

Prepared by JS

TNT11858

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 84,000.00

Affiant

Subscribed and sworn to before me this 17th day of September, 1999.

My commission expires:

Notary Public

JOHN PEACOCK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires
July 23, 2003

BOOK 11681 PAGE 577

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
463 CLAIRCREST ANTIOCH, TN 37013	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 162-01-0-B/062.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JEFFREY HARDNEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

THOMAS J. LANIER, JR 4030 09/30 0101 03CHECK 321.80

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 62 ON THE PLAN OF CLAIRMONT SUBDIVISION, PHASE I, OF RECORD IN BOOK 6050, PAGE 286, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCES IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY HARDNEY BY QUITCLAIM DEED FROM KATHY TUGGLE, DATED SEPTEMBER 1, 1999, AND RECORDED SEPTEMBER 7, 1999 IN BOOK 11652, PAGE 181, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 463 CLAIRCREST, ANTIOCH, TN 37013

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 17th day of September, 1999.

Jeffrey H. Hardney

_____

_____

_____

FILED FOR REFERENCE
99 SEP 30 AM 10:23
BILL MORRIS REGISTER
DAVIDSON COUNTY, TN.

0641075

State of Tennessee
County of Davidson

On this 17th day of September, 1999, before me personally appeared Jeffrey Hardney to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

REBECCA MONTGOMERY NOTARY PUBLIC COMMISSION EXPIRES 1-29-2002 AT LARGE SHELBY COUNTY, TN

Rebecca Montgomery
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11681 PAGE 579

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

0641075

REFERENCE

99 SEP 30 AM 10:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

09/30/99 01 10:26 0001 4030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521938