Kirkley 45A

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $322,834.56

X _____
Affiant

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires October 8, 2002

Subscribed and sworn to before me, this 30th day of September, 1999.

_____
Notary Public
My commission expires: ~~01/20/00~~

Address of New Owner:	Send Tax Bills to:	Tax-Information
Philip L. Andrews	First Union Mortgage	172-14-0-B
4632 Sterling Cross	1100 Corporate Center Dr.	084.00CO
Nashville TN 37211	Raleigh, NC 27607-5066	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Turnberry Homes, LLC hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Philip L. Andrews and wife, Janette Andrews hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Phase I, Section I, Winfield Park, of record in Book 9700, Pages 765 - 768, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Turnberry Homes, LLC by deed from Danco Property Investments, LLC, dated April 21, 1999, recorded in Book 11448, Page 51, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4632 Sterling Cross, Nashville, Tennessee 37211

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 successors and assigns, forever. Grantor covenant with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself and its heirs, successors and assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of September, 1999.

Turnberry Homes, LLC

By: _____
Richard J. Bell
its Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Richard J. Bell, the Chief Manager of Turnberry Homes, LLC with whom I am personally acquainted, and who acknowledged himself to be the Chief Manager of Turnberry Homes, LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 30th day of September, 1999.

Notary Public

My Commission expires: 6/29/03

RECORDED
OCT 4 PM 1:15
REGISTER
WILLIAMSON COUNTY, TN.

5461 10/04 0101 03CHECK 1205.49

96 42444
IN REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11687 PAGE 658

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

0642444

RECORDING REFERENCE

99 OCT -4 PM 1:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	322834.56
CON TX	1194.49
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1205.49
CHECK	1205.49

10/04/99 01 13:19 0001 5461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523350