RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38269) FILE BOX "7"

BOOK 11690 PAGE 140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Leanne E Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 1999

Notary Public NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2002 LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne E. Douglas 841 Rose Park Drive Nashville,TN 37206	Countrywide Home Loans, Inc. SV-28M Records Management 400 Counrywide Way Simi Valley, CA 93065	84-1-135 15DA-58965

FOR AND IN 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,

GLADYS F. HEDGE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEANNE E. DOUGLAS, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Rose Estates, Section One, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 68 feet on the easterly side of Rose Park Drive and extends back 136 feet on the northerly line and 127.08 feet on the southerly line to a dead line in the rear on which it measures 107.82 feet.

Being the same property conveyed to John H. Hedge and wife, Gladys F. Hedge by Warranty Deed from Carl Batson and wife, Bettye Batson of record in Book 3803, Page 414, Register's Office for Davidson County, Tennessee. The said John H. Hedge having since died.

FILED 5 OCT 99 AM 11:46
DAVIDSON COUNTY, TN.
REGISTER

06431148
COMPARE REFERENCE

unimproved ( )
This is improved (X) property known as 841 ROSE PARK DRIVE, NASHVILLE, TN 37206
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 this 30th day of September, 1999

Gladys F. Hedge
GLADYS F. HEDGE

0/0% 0101 03CHECK 369.90

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Gladys F. Hedge, Unmarried

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 30th day of September, 1999

Commission Expires: 9/28/2002 _____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 _____, 19_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11690 PAGE 142 _____

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

0643148

DEED'D. & REFERENCE

99 OCT -5 AM 11:46

REGISTER
DAVIDSON COUNTY, TN.

CAMT	97000.00
CON TX	358.90
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	369.90
CHECK	369.90

10/05/99 01 11:49 0001 6196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524078