WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Jonathan Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

mail

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Maggie Ellis	WMC Mortgage Corporation	162-3-271
(NAME)	(NAME)	
4931 Barella Drive	4651 Sheridan Street, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hollywood, FL 33021	
(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, Lura P. Couser, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maggie Ellis and Jonathan Dixon

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 portion of Lot No. 1 on the Plan of the Resubdivision of Lots 104 and 105 Haywood Hills, Sections 3 & 4, of record in Book 8250, Page 325, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly margin of Santee Court marking the northeast corner of Lot No. 2 on said Plan and the southeast corner of Lot No. 1 on said Plan; thence, leaving said margin with the common line of said Lots 1 & 2 on said Plan, North 79 degrees 54 minutes 58 seconds East, 72.22 feet to the actual point of beginning for this described tract; thence, continuing with said common line, North 79 degrees 54 minutes 58 seconds East, 83.37 feet to a point marking the northwest corner of Lot No. 2 on said Plan and the Southwest corner of Lot No. 1 on said Plan; thence, with the westerly line of said Lot No. 1, North 4 degrees 45 minutes 00 seconds West, 35.00 feet to a point; thence, leaving said westerly line, South 59 degrees 47 minutes 30 seconds East, 98.34 feet to the point of beginning, containing 1,410.4 feet more or less.

Being the same property conveyed to Lura P. Causer by deed from John R. Stone,
CONTINUED

unimproved ( )
This is improved (X) property, known as 4931 Barella Drive, Antioch, Tennessee 37013
(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 my hand this 1st day of October 1999

Lura P Causer
Lura P. Couser

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 Lura P. Couser

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of October 1999.

Commission expires 3/21/2001

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

LEGAL DESCRIPTION CONTINUATION

Sr. and wife, Karen L. Stone of record in Book 9881, page 289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 8250, page 325; Restrictive Covenants of record in Book 4691, page 670, and Book 4835, page 133, Plan of record in Book 8250, page 325, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines; all of record in the Register's Office for Davidson County, Tennessee.

0643844
REFERENCE
99 OCT -6 PM 1:42
REGISTER
TN
9934 10/06 0101 02CHECK 418.00

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 11693 PAGE 202

0643844

RECEIVED FOR RECORD REFERENCE

99 OCT -6 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

CAMT	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

10/06/99 01 13:45 0001 6934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524808