26 B

BOOK 11710 PAGE 678

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kate Garth Smith	Countrywide Home Loans	
2114 Sunset Place	Inc.	Map 104-15-0
Nashville, TN 37212	4500 Park Granada	Parcel 232.00
	Calabasas, CA 91302-1613	

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
26B 9704

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, Timothy Lipton, a single person, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kate Garth Smith, a single person (The "Grantee"), his 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. 9 on the Plan of Linden Place, of record in Plat Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy Lipton, unmarried by Warranty Deed from Daniel Allen Brooks, unmarried of record in Book 10845, page 756, said Register's Office for Davidson County, Tennessee.

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

This instrument is being executed in behalf of Timothy Lipton pursuant to a Power of Attorney executed by them and being filed for record simultaneously herewith.

This conveyance is subject to:
1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat Book 547, pages 121 and 122, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2114 Sunset Place, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Kate Garth Smith
Affiant

Subscribed and sworn to before me this 15th day of October, 1999.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 9/23/2002

10/20 0101 03CHECK 603.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantors does covenant with the said Grantee 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 Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of October, 1999.

Timothy Lipton

Timothy Lipton
by: Paul S. Rogers, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 1999, before me personally appeared Paul S. Rogers, to me known to be the person who executed the foregoing instrument on behalf of Timothy Lipton and who acknowledged that he executed the same as the free act and deed of the said Timothy Lipton.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1999.

Notary Public

My Commission Expires: 9/25/2001

06484485

REGISTER'S OFFICE

99 OCT 20 PM 2:06

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11710 PAGE 680

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

0648485

REFERENCE

99 OCT 20 PM 2:06

REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	603.00
			CHECK	603.00
10/20/99	01	14:10	0001	1870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529673