PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

2617 10/22 0101 03CHECK 205.25

Map & Parcel No.: 159-129

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **October, 1999** between **Daniel Baccus and wife, Patsy T. Baccus** , GRANTOR, and **Danna Owen** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Lot 1, as shown on the revised plan of River Oaks, Section 1, of record in Book 4060, page 141, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said lot 1 fronts 173.27 feet (plat 173.27 feet) on the westerly margin of River Oaks Road and runs back between lines, 318.83 feet (plat 319.00 feet) on its northerly line and 291.23 feet (plat 291.00 feet) on its southerly line to a line in the rear in which it measures 134.3 feet (plat 134.3 feet), containing 1.06+/- acres (plat 1.09 acres).

Being a portion of the property conveyed to Daniel Baccus and wife, Patsy T. Baccus by deed from Patricia Ann Swindell Phair, et al, of record in Book 9575, page 488, Register's Office for Davidson County, Tennessee.

The legal description contained herein is identical to the legal description contained in the previous deed of record as it pertains to lot 1.

This conveyance is subject to unpaid real estate taxes and to all restrictions, easements and minimum building setback lines applicable to subject property, either recorded or unrecorded.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Daniel Baccus
Signature of Seller

Patsy T. Baccus
Signature of Seller

0649170

MAP REFERENCE

99 OCT 22 AM 9:43

REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Daniel Baccus and wife, Patsy T. Baccus , the within named 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, at office, this 21st day of October, 1999.

Notary Public

My Commission Expires: 2/19/2002

Name and Address of Property Owner:

Danna Owen
1601 Franklin Road
Brentwood, TN 37027

Property Address:

Lot 1 River Oaks, Section 1
Brentwood, TN 37027

Person Responsible for Taxes:

DANNA OWEN
1601 Franklin Road
Brentwood, TN 37027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $52,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of October, 1999.

Notary Public

My Commission Expires: 2/19/2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11713 PAGE 208-A

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

0649170

REFERENCE

99 OCT 22 AM 9:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	205.25
CHECK	205.25

10/22/99 01 09:46 0001 2612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530404