FILE BOX 45

WARRANTY DEED

BOOK 11728 PAGE 96

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 10/10/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Dale Guest	GMAC Mortgage Corporation	MAP 135-14-O-A
(NAME)	(NAME)	
1076 Blue Mountain Lane	100 Witmer Road, P.O. Box 963	PARCEL 214 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Horsham, PA 19044-0963	
(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, W. L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Dale Guest and wife, Joanne M. Guest

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:

BEING Lot No. 214, on the Plan of Final Plat, Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to W. L. Bainbridge, Inc., a Tennessee corporation by deed from Chickering Development Company, of record in Book 11277, Page 553, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7067, Page 739; Book 6405, Page 169; Book 7032, Page 730; Book 7067, Page 739; Book 10097, Page 390; Book 7065, Page 959; and Book 7032, Page 733, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

06533364

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unimproved ( )
This is improved (X) property, known as 1076 Blue Mountain Lane, Antioch, TN 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.

11/02/1999 01:01 03CHECK 524.93

Witness my hand this 29th day of October 19 99

W. L. Bainbridge, Inc.
By:
W.L. Bainbridge, III, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W.L. Bainbridge, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the W. L. Bainbridge, Inc. the within named bargainor, and corporation, and that he as such President 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 W.L. Bainbridge, III as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of October 1999.

My commission expires ~~March 24, 2001~~ 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11728 PAGE 98

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

0653364

REFERENCE

99 NOV -2 PM 2:57

REGISTER
COUNTY, TN

CAMT	138900.00
CON TX	513.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	524.93
CHECK	524.93

11/02/99 01 14:58 0001 7012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534760