Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

TN II-12546

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Tammy Hancock
Affiant

Subscribed and sworn to before me, this 3rd day of November, 1999.

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

My commission expires:

Notary Public

BOOK 11740 PAGE 493

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
3913 PHESANT DRIVE NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 70/1/7

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MARY ALLEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

KIMBERLY M. DRAKE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO5 ON THE PLAN OF TREPPARD HEIGHTS, SECTION 6, OF RECORD BOOK 2900, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MARY ALLEN, BY LAST WILL AND TESTAMENT DEED FROM MYRTLE FRANCES REASONER, DATED OCTOBER 21, 1999 IN BOOK 11712, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3913 PHESANT DRIVE, NASHVILLE, TN

0570 11/12 0101 03CHECK 307.00

99119 12 AM 9:51

REGISTER
DAV. CO., TN.

06508 100

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of November, 1999.

Mary Allen

State of Tennessee
County of Davidson

On this 3rd day of November, 1999, before me personally appeared Mary Allen to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be Her free act and deed.

Witness my hand and official seal,
My Commission Expires:

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
July 26, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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 11740 PAGE 501

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

11/12/99 01 09:52 0001 0570

U66700

RECEIVED
99 NOV 12 PM 3:51
REGISTER'S OFFICE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538266