PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (gj) Title No: 41355
Dav. Co. File: Box 8

01 JUN 13 PM 2:52

0099609

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert D. Gwinn Janet B. Gwinn 6384 Chickering Circle Nashville, TN 37215	Mortgage Resources, Inc. 400 BNA Drive, Suite 400 Nashville, TN 37217

TAX MAP-PARCEL NUMBERS: 157-30

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WARRANTY DEED

0618 11/10 0101 03CHECK 1320.80

FOR AND IN CONSIDERATION of the sum of **$ 354000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul A. Rosenblatt and spouse, Peggy M. Rosenblatt,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Gwinn and spouse, Janet B. Gwinn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the plan of Iroquois Meadows of record in Book 5050, Page 86, as amended in Book 5260, Page 590, both in Register's Office for said County.

SAID Lot No. 9 fronts 95.0 feet on the westerly margin of Chickering Circle and extends back 376.09 feet on the northeasterly line and 251.42 feet on the southerly line to a broken line in the rear, measuring 328.62 feet thereon.

BEING the same property conveyed to Paul A. Rosenblatt and wife, Peggy M. Rosenblatt by deed from Charles O. Galvin and wife, Margaret E. Galvin of record in Book 9145, Page 834, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 86, and amended in Book 5260, Page 590, said Register's Office, which Plan shows a 75 foot minimum building setback line from Chickering Circle, together with a designated building site and 20 foot easement for public utility and drainage along the broken rear line(s); And 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; And two areas for sewage soil absorption systems across the front and rear portions of said lot; Restrictive covenants of record which contains liens and assessments in Book 5190, page 265, said Register's Office.

This is improved property, known as: 6384 Chickering Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 1999.

Paul A. Rosenblatt
Paul A. Rosenblatt

Peggy M. Rosenblatt
Peggy M. Rosenblatt

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State of Tennessee
County of Davidson

On this 17th day of November, 1999, before me the undersigned authority, personally appeared **Paul A. Rosenblatt** and **Peggy M. Rosenblatt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 354000.00

Affiant

Sworn and subscribed before me on the 17th day of November, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

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CAMT	
	354000.00
CON TX	1309.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1320.80
CHECK	1320.80

11/18/99 01 14:53 0001 2618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540276