WARRANTY DEED

BOOK 11752 PAGE 432

HENRY L. KAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 1999

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

AUG 5, 2002

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Christopher Hyde 115 West Tyne Drive Nashville, TN 37205	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	130-050-041.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **CHARLES E. CHIPMAN, III, A MARRIED MAN**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER HYDE**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 20 of Block "H" on the 2nd Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles E. Chipman, III, a married man, by warranty deed from Michael L. Dobbin and wife, Amy Brill Dobbin of record in Book 9678, Page 916, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

Taxes for the year 1999 and subsequent years, a lien which are now due and payable.

Subject to restrictive covenants of record in Book 2196, page 180, Register's Office for Davidson County, Tennessee

All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office

All matters appearing on the prior plat of record in Plat Book 843, page 18, said Register's Office

Subject to abandonment of sewer easement of record in Book 5156, page 385, said Register's Office

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 115 West Tyne Drive, Nashville, TN 37205

PICK-UP

06599780

REFERENCE

99 NOV 23 AM 8:11

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

4075 1/23 0101 03CHECK 1195.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 person 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.

Witness MY HAND 27th day of October, 1999.

Charles E. Chipman, III

Tara Chipman

Tara Chipman, wife of Charles E. Chipman, III, joins in this transaction to convey any interest she may have in subject property by reason of her marital status.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Charles E. Chipman, III, and wife, Tara Chipman 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 and official seal, in Nashville, Tennessee, the 27th day of October, 1999.

My commission expires: 8-5-02

TIMOTHY E. RAGLE, IV
NOTARY PUBLIC
Notary Phone
AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

0659978

IDENTIFICATION REFERENCE

99 NOV 23 AM 8:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT
320000.00
CON TX 1184.00
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 1195.00
CHECK 1195.00

11/23/99 01 08:13 0001 4075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541714