99-11-31-0

FILE BOX 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP L. SUITER	"NEW OWNERS"	MAP 141-12-0-D
(NAME)	(NAME)	
125 Morton Mill Circle		PARCEL 125CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		F.B.#: 09D-81310
(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, JOHN A. SAIA, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP L. SUITER AND WIFE, ALICE F. SUITER

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:

LAND in Davidson County, Tennessee, being Lot No. 125 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to JOHN A. SAIA, UNMARRIED, by Deed from MORTON MILL, A TENNESSEE JOINT VENTURE, of record in Book 9349, Page 741, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Morton Mill Estates of record in Book 7546, Page 145 and amended and supplemented in Book 7936, Page 704 and Book 8079, Page 804, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This property has not now, nor has it even been used as a principal residence by the Seller since he has married.

Continued . . .

This is improved (X) unimproved ( ) property, known as 125 Morton Mill Circle, Nashville, TN 37221
(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.

Witness my hand this 23rd day of November 1999

JOHN A. SAIA
By: John A. Saia by Cherry Cash Prewitt
CHERRY CASH PREWITT, ATTORNEY-IN-FACT

RECEIVED FOR REGISTRATION AND RECORDED
99 NOV 24 PM 1:34
RECORDED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

06608691

TN01WC

Legal Continued . . .

THIS instrument is being executed in behalf of JOHN A. SAIA pursuant to a Power of Attorney executed by same on the 20th day of November, 1999, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of November, 1999, before me personally appeared CHERRY CASH PREWITT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JOHN A. SAIA, and acknowledged that she executed the same as the free act and deed of the said JOHN A. SAIA.

My Commission Expires: 05/28/03

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

5009 11/24 0101 03CHECK $95.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11756 PAGE 133

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

0660869
IDENTIF. & REFERENCE

99 NOV 24 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	158000.00
CON TX	584.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	595.60
CHECK	595.60

11/24/99 01 13:37 0001 5009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542642