4EA
Lee

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,900.00

Affiant

Subscribed and sworn to before me, this 24th day of November, 1999.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Tracey Sumner 445 Huntington Ridge Drive Nashville TN 37211	First Trust Mortgage Co. P. O. Box 17257 Memphis, TN 38187	161-11-A 212

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marlene S. Massey hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tracey Sumner hereinafter called the Grantees their successors 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 Unit No. 212 on the Plan of Huntington Ridge Townhouses, of record in Book 4460, Page 67 and amended in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Marlene S. Massey by deed from James L. Dillard, Jr., unmarried, dated September 29, 1995, recorded in Book 9812, Page 840, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 445 Huntington Ridge Drive, Nashville, Tennessee 37211

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of November, 1999.

Marlene S. Massey

06622 15
INDEXING & REFERENCE
99 NOV 30 PM 1:40
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
6463 11/30 0101 03CHECK 332.53

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Marlene S. Massey and with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 24th day of November, 1999.

Notary Public

My Commission expires: 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

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 11761 PAGE 442

0662215

IDENTIFICATION REFERENCE

99 NOV 30 PM 1:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	86900.00
		CON TX	321.53
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	332.53
		CHECK	332.53
12/30/99	01	13:40	0001 6463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544078