Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1663

BOOK 11764 PAGE 313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kimberly B. Van Derburgh, and Karl Van Derburgh, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Toni R. Chritton, unmarried, 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. 57, Caldwell Country Estates, Section One, as of record in Book 2663, page 68 and 69, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kimberly B. Van Derburgh and by deed of record in Book 9634, Page 915, Registers office for said County. Karl Van Derburgh, spouse of the grantor joins in the execution of this instrument to convey any marital interest he my have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4912 Danby Drive, Nashville TN 37211.

99 DEC -1 PM 3:01
RECEIVED
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
6.28 808

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of November, 1999

Kimberly B. Van Derburgh

Karl Van Derburgh

12/01 0101 02CHECK 558.60

State of Tennessee)
County of Davidson)

On this 30th day of November, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kimberly B. Van Derburgh and Karl Van Derburgh, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 148,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 1999.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Toni R. Chritton 4912 Danby Drive Nashville, TN 37211	SAME	147-5-205

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

0662808

LOCATION / REFERENCE

99DEC-1 PM 3:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	
	148000.00
CON TX	547.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	558.60
CHECK	558.60

12/01/99 01 15:02 0001 7124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544726