This Instrument Prepared By:

John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

BOOK 11766 PAGE 567

ADDRESS NEW OWNER:
Roger L. Lancina
112 Shute Lane
Old Hickory, Tennessee 37183

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP **064-03-0**
GROUP **A**
PARCEL **052**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ray H. Bass and wife, Billie L. Bass** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Roger L. Lancina and wife, Wilma R. Lancina**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 217 on the Plan of Resubdivision of Lot No. 308 and Common Area, Phase one, Section 1, Revised Plat of Brandywine Pointe, as of record in Book 7900, page 568, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ray H. Bass and wife, Billie L. Bass by deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership dated March 9, 1994, of record in Book 9276, page 297, Register's Office for Davidson County, Tennessee.

This is improved property known as 112 Shute Circle, Old Hickory, Tennessee 37183.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien now due and payable. Map 064-03-0, Group A, Parcel 052. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

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2. Subject to restrictive covenants contained in instruments of record in Book 8120, page 170; Book 8671, page 484; Book 9010, page 627, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 568, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat; and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 30th day of November, 1999.

Ray H. Bass

Ray H. Bass

Billie L. Bass

Billie L. Bass

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STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ray H. Bass and wife, Billie L. Bass**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

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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REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CO 7
310000.00
CO TX 1147.00
PRFEE 1.00
WDEED 12.00
CFEE 3.00
TOTAL 1163.00
CHECK 1163.00
12/02/99 C1 15:24 0001 7663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545260