BOOK 11767 PAGE 380

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Deborah D. McCanless
3213 Cain Harbor Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Same

99 DEC -3 AM 9:26
ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

MAP & REFERENCE

06634484

PICK-UP

244 12/03 0101 03CHECK 423.55

WARRANTY DEED

(Map Number 62-02-0-A; Parcel Number 258.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DANNY W. TROUTT** and wife, **MARCIA S. TROUTT**, have bargained and sold and do hereby transfer and convey unto **DEBORAH D. McCANLESS**, an unmarried person, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 250 on the Final Plat of River Trace Estates, Phase I, Section 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

BEING the same property conveyed to Danny W. Troutt and wife, Marcia S. Troutt, by deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., of record in Book 11160, page 411, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 409, to restrictive covenants of record in Book 6851, page 370, Book 6982, page 747, and Book 6851, page 390, River Trace Homeowners Association Charter of record in Book 6851, page 363, Open-Space easement deed to Homeowners Association of record in Book 7907, page 168, and easements of record in Book 1163, page 342 and Book 2022, page 83, and Book 3959, page 595, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: 3213 Cain Harbor Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 29th day of November, 1999.

Danny W. Troutt
DANNY W. TROUTT

Marcia S. Troutt
MARCIA S. TROUTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danny W. Troutt and wife, Marcia S. Troutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 29th day of November, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$111,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deborah D. McClarkey
Affiant

Subscribed and sworn to before me this 29th day of November, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

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

0663484
IDENTIFICATION REFERENCE

99 DEC -3 AM 9:26
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
		111500.00
	CON TX	412.55
	PRFEE	1.00
	WDEED	8.00
	CFEE	2.00
	TOTAL	423.55
	CHECK	423.55
12/03/99	01	09:27 0001 7844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545437