Realty 42 1

WARRANTY DEED

BOOK 11293 PAGE 664

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,335.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 99

_____
Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Kinnane	Franklin American Mortgage Co.	161-01-0-B 24.00
(NAME)	(NAME)	
5220 Cochran Drive	501 Corporate Centre Dr., #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, TN 37067	
(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, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd A. Kinnane and Barbara F. Kinnane, as tenants in common with the right of survivorship

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, TN, being Lot No. 121 on the Plan of Phase One, Aberdeen Woods, of record in Plat Book 9700, Page 589, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Dorothy Anne Aldred and Mary Jane Cochran, individually and as Co-Executrixes of the Estate of Dorothy S. Cochran, deceased, of record in Book 10420, Page 653, Register's Office for Davidson County, TN.

Subject to Restrictive Covenants in Book 10790, Page 189; Easements in Book 10644, Page 324; Charter in Book 10792, Page 896; and all matters shown on the plan of record.

0535699
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:27
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5220 Cochran Drive, Nashville, TN 37220
(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 7th day of January, 19 99

Zaring Homes, Inc.
By: Steve Williamson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve Williamson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Ops Mngr & Asst Sec. of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of January, 1999.

Notary Public

My commission expires: March 24, 2001

LESLIE RUFFNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

1582 01/12 0101 03CHECK 881.74

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 666

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

0535699
IDENTIF. # REFERENCE

99 JAN 12 AM 10:27

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	235335.00
CON TX	870.74
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	881.74
CHECK	881.74

01/12/99 01 10:29 0001 1582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411034