WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 99

NOTARY PUBLIC
LARUE

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER
SUITE 150
BRENTWOOD, TN 37027

Return to:
B-0632

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Kuhnhenn	Union Planters Bank, N.A.	MAP 147-6
(NAME)	(NAME)	
250 Blackman Road	P. O. Box 3137	PARCEL 49
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Memphis, TN 38173-0137	
(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, Joseph W. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Kuhnhenn and April L. Parker, both unmarried, as Joint Tenants 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, Tennessee, being Lot No. 59, Section 1, on the Revised Caldwell Hall, as of record in Plat Book 2900, pages 57-59, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Wayne Smith, unmarried, by deed from James A. Bizwell and wife, Jennifer G. Bizwell of record in Book 10381, page 51, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 2900, pages 57, 58 & 59 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Restrictive covenants contained in an instrument of record in Book 2929, page 117, and Book 2997, page 93, Register's Office for Davidson County, Tennessee.

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Upon oath, Joseph Wayne Smith warrants, covenants and certifies that he is one and the same person as Joseph W. Smith

unimproved ( )
This is improved (X) property, known as 250 Blackman Road, Nashville, Tennessee 37211
(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 30th day of March 19 99

Joseph W. Smith a/k/a Joseph Wayne Smith

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

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 Joseph W. Smith

Joseph Wayne Smith

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 19 99.

Commission expires 11-18-01

Notary Public

BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0572100
RECORDED FOR REFERENCE
99APR-8 PM 4:59
REGISTER
WILLIAMSON COUNTY, TN.
0218 04/08 0101 03CHECK 386.55

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11424 PG. 809

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

0572100

IDENTIFICATION REFERENCE

99 APR -8 PM 4:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT	101500.00
CON TX	375.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	386.55
CHECK	386.55

04/08/99 01 17:01 0001 0218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449225