WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Ann Y. Dundon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF May, 1999

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Henry E. Ragle IV
Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

My Commission Expires AUG. 5 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Ann Y. Dundon, unmarried 1325 Paulson Way Antioch, TN 37013	SAME	Map 172-8-A Parcel 29

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **MICHAEL C. SPEARNOCK AND WIFE, TAMMY SPEARNOCK**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **ANN Y. DUNDON, UNMARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 29 on the plan of Section 2B, Hunters Branch, of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Michael C. Spearnock, by special warranty deed from M. Kitt Cotter (now known as Kelly) and husband, Daniel Kelly, of record in Book 9620, Page 649, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

5453 06/04 0101 03CHECK 464.25

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

Subject to the By-Laws of record in Book 6632, page 429, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1325 Paulson Way, Antioch, TN 37013.

99 JUN -4 PM 1:49
[illegible] REGISTER
DAVIDSON COUNTY, TN.

059584 I
IDENTIF. & REFERENCE

N51437

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 person 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 26TH. day of MAY, 1999.

Michael C. Spearnock
Michael C. Spearnock

Tammy Spearnock
Tammy Spearnock

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Michael C. Spearnock and wife, Tammy Spearnock, within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 26TH. day of MAY, 1999.

Notary Public

My commission expires: 8-5-02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

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

0595841

IDENTIFICATION REFERENCE

99 JUN -4 PM 1:49

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11512 PG. 605

CAMT	
	122500.00
CON TX	453.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	464.25
CHECK	464.25

06/04/99 01 13:53 0001 5453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469956