FILE BOX 45

WARRANTY DEED

BOOK 11518 PG. 194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Aimee Marie Schantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF June 1999

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aimee Marie Schantz	Franklin American Mortgage	MAP 148-14
(NAME)	(NAME)	
4905 Packard Drive	501 Corporate Centre Drive; #400	PARCEL 5
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, Phyllis J. Dickens, formerly Phyllis J. Ramsey, and husband, Richard B. Dickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aimee Marie Schantz and Justen Richard Cimino, both unmarried, as joint tenants with 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:

BEING Lot No. 158, on the Plan of Locustwood, Section 3, of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Phyllis J. Ramsey by deed from Watt Richard Bell et ux, Martha Anne Bell, of record in Book 5764, Page 418, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2696, Page 61, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Richard B. Dickens joins in this conveyance to convey any and all marital interest he/she may have in said property.

unimproved ( )
This is improved (X) property, known as 4905 Packard Drive, Nashville, TN 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 our hand s this 4th day of June, 19 99

Phyllis J. Dickens

Phyllis J. Dickens

Richard B. Dickens

Richard B. Dickens

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11518 PG. 195

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis J. Dickens, formerly Phyllis J. Ramsey, and husband, Richard B. Dickens

the bargainor S, 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 at Nashville Tennessee, this 4th day of June 19 99

Commission expires 3-29-2003

Notary Public

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

059736

RECEIPT # FEE

99 JUN -8 PM 1:38

STILL GARNER-TATE
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

7107 06/08 0101 03CHECK 314.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 196

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

0597386

IDENTIF. & REFERENCE

99 JUN -8 PM 1:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

06/08/99 01 13:41 0001 7107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 147158