PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1999

Notary Public K. J. Shelton

MY COMMISSION EXPIRES September 18th, 1999

(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John P. Lemonis, Jr.	Franklin American Mortgage	53-6A-18
(NAME)	(NAME)	
1963 Waterford Drive	501 Corporate Center S-400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, Ronald E. Jennette and wife, Sheila K. Jennette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Lemonis, Jr. and wife, Janet M. Lemonis

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 Number 18 on the Plan of Waterford, Phase 3 of record in Plat Book 7900, Page 707, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Jennette and wife, Sheila K. Jennette by Deed of record in Book 9540, Page 289, Register's Office for Davidson County, Tennessee.

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

0604932
IDENTIF. ↑ REFERENCE

99 JUN 28 PM 3:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5225 06/28 0101 03CHECK 487.93

This is improved XX unimproved property, known as 1963 Waterford Drive Old Hickory, TN 37138
(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 25th day of June , 1999

Ronald E. Jennette

Sheila K. Jennette

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
Ronald E. Jennette and wife, Sheila K. Jennette
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June . 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June 19 99

Commission expires September 25, 1999

K. J. Shelton
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11546 PAGE 314

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

0604932
IDENTIF. & REFERENCE

99 JUN 28 PM 3:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	128900.00
CON TX	476.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	487.93
CHECK	487.93

06/28/99 01 15:16 0001 5225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483703