WARRANTY DEED

BOOK 11573 PAGE 136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Martha Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 99

Notary Public

My Commission Expires September 23, 2000

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 9/23/2000
(AFFIX SEAL)

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
John L. Seidlitz	First American National Bank	MAP 162-11
(NAME)	(NAME)	
661 Roxanne Drive	First American Center	PARCEL 35
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37237	
(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, Edwin T. Schempp and wife, Sharon L. Schempp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Seidlitz and wife, Niloufar B. Gillani

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 situated in Antioch, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 89, on the Plan of Whittemore Valley, Section 5, of record in Book 6250, Page 904, 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 Edwin T. Schempp and Sharon L. Schempp by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10037, Page 693, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6243, Page 80, Register's Office for said County.

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

1384 07/15 0101 02CHECK 432.50

unimproved ( )
This is improved (X) property, known as 661 Roxanne Drive, Antioch, TN 37013
(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 12th day of July 19 99

Edwin T. Schempp

Sharon L. Schempp

MAIL ENV.

99 JUL 15 AM 9:06

RECEIVED
FOR RECORD
DAVIDSON CO. TN.

IDENTIFICATION REFERENCE

06111740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin T. Schempp and wife, Sharon L. Schempp

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 12th day of July, 1999.

Commission expires ~~March 24, 2001~~ 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06111740

IDENTIFICATION REFERENCE

99 JUL 15 AM 9:06

AMT
114000.00
DON TX 421.60
PRFEE 1.00
MDEED 5.00
CFEE 2.00
TOTAL 432.60
CHECK 432.60
05:08 0001 2556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490889