Box 17

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16652
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $125,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 1999.

Notary Public

My Commission Expires: 7/27/2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DAVUD L. SILVERNAIL, JR.	CHASE MANHATTAN MORTGAGE	150-14-A
3932 Calumet Drive	P.C. Box 572405	48
Antioch, Tennessee 37013	Murray, UT 84157	2DX8841

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DIRK LITTEN AND WIFE, SHANNON KEATING LITTEN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID L. SILVERNAIL, JR. AND WIFE, LINDA E. SILVERNAIL, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3932 Calumet Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 1999.

DIRK LITTEN

SHANNON KEATING LITTEN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DIRK LITTEN AND WIFE, SHANNON KEATING LITTEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

308 07/28 01 03:40PM CK 473.50

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Calumet - Phase Two, as of record in Plat Book 7900, page 367, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shannon Keating and Dirk Liten, both unmarried, as joint tenants with the right of survivorship by deed from James T. McLean, Sr., unmarried of record in Book 9541, page 406, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7566, page 664, made applicable in Book 8602, page 716; (3) By-Laws of record in Book 11356, page 224; (4) Charter of record in Book 11356, page 218, and Book 7572, page 594, amended in Book 7682, page 564; (5) Agreement of record in Book 7538, page 676; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 649 and Plat Book 7900, page 367, said Register's Office.

99 JUL 28 PM 1:34

BILL GARNER ITT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

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

06117056

IDENTIF. ↑ REFERENCE

99 JUL 28 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11592 PG. 266

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

07/28/99 01 13:38 0001 830B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496565