WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
LINCOLN and CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030
File No. P99-07012045L

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $77,500.00.

Mary K W Jennings
Affiant

Sworn to and subscribed before me on this the 22 day of July, 1999.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 8-9-2001

MORTGAGEE:

Mr./Ms. James R. Shoemaker
408 Quanto Court
Madison, Tn 37115

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Mary K. W. Jennings	Same	26-9-72
437 Moss Trail		
Goodlettsville, TN 37072		

9159 07/29 0101 03CHECK 297.75

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES R. SHOEMAKER and wife, BETTY SHOEMAKER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MARY K. W. JENNINGS, a single person**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, Pages 120 and 121, Register's Office for said County.

SAID Lot No. 47 fronts 70 feet on the Easterly side of Moss Trail Road and runs back 221 feet on the Northerly line and 231 feet on the Southerly, to the Westerly right-of-way of the L & N Railroad, measuring 124 feet thereon.

BEING the same property conveyed to JAMES R. SHOEMAKER by Will of Nannie Shoemaker Poole of record in Book 9486, Page 550, Register's Office for Sumner County, Tennessee.

The said BETTY SHOEMAKER joins in this conveyance to convey any rights she may have in said property by reason of her marriage to the said JAMES R. SHOEMAKER.

This is (improved/unimproved) property known as 437 Moss Trail, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 27 day of July, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES R. SHOEMAKER

BETTY SHOEMAKER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES R. SHOEMAKER and wife, BETTY SHOEMAKER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 27 day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 2-8-2001

06178

IDENTIF. # REFERENCE

99 JUL 29 PM 4:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11595 PAGE 307

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

06017838
IDENTIF. ↑ REFERENCE

99 JUL 29 PM 4:04
REGISTER
DAVIDSON COUNTY, TN.

CAMT	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	297.75
CHECK	297.75

07/29/99 01 16:09 0001 9159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497407