PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (cmw) Title No: 41065
Dav. Co. File: Box 8

99 AUG -3 AM 11:05
REGISTER
DAVIDSON CO. TN.

RECEIPT # REFERENCE
06196976

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy S. Kennon 1016 Bret Ridge Drive Hermitage, TN 37076	First Trust Mortgage Company 6525 Quail Hollow, Suite 107 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 86-7-A-33 04D 92210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 115500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce B. Gober, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy S. Kennon, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Bret Ridge of record in Book 6900, page 121, Register's Office for said County.

SAID Lot No. 33 fronts 60.06 feet on the westerly margin of Bret Ridge Drive and extends back 111.22 feet on the northerly line and 108.95 feet on the southerly line to a dead line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to Bruce B. Gober, unmarried, by deed from Scott D. Karns and wife, Gloria B. Karns of record in Book 10093, page 655, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 121, said Register's Office, which Plan shows a 20 foot minimum building setback line from Bret Ridge Drive, together with additional setback designations and two 2.5 X 25 foot utility anchor easements located on the northerly and southerly front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7030, page 527, Book 7030, page 542, Book 7047, page 171, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Valerie Gober, the spouse of Bruce B. Gober, joins in this conveyance solely to convey any marital interest in subject property.

This is improved property, known as: 1016 Bret Ridge Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

08/03/99 10:03AM 115.00
438.35

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1999.

Bruce B. Gober

Valerie Gober

State of Tennessee
County of Davidson

On this 30th day of July, 1999, before me the undersigned authority, personally appeared **Bruce B. Gober and Valerie Gober**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/19/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115500.00

Affiant

Sworn and subscribed before me on the 30th day of July, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/19/99

Notary Public

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	

BOOK 11602 PAGE 460

06196676

IDENTIF. # REFERENCE

99 AUG -3 AM 11:05

REGISTER
DAVIDSON COUNTY, TN.

CAMT	115500.00
CON TX	427.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	438.35
CHECK	438.35

08/02/99 01 11:11 0001 1155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499374