STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00.

Shayla N. Spaulding
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 1999.

Notary Public

My Commission Expires: 11-18-01

WILLIAMSON COUNTY, TENN.
DONALD R. BARRETT
NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

MAIL ENV.

99 AUG -4 AM 10:35

IDENTIF. & REFERENCE

06202430

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shayla N. Spaulding
1252 Sunnymeade Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
AMERIVEST MORTGAGE CORP
51 Century Blvd., Suite 111
Nashville, Tennessee 37214

MAP-PARCEL NUMBERS:
Map and Parcel 016-160-275.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth A. Rauch and wife, Connie J. Rauch** hereinafter referred to as Grantor, hereby transfers and conveys to **Shayla N. Spaulding, an unmarried woman,** hereinafter referred to as Grantee, his 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 No. 43 and the westerly 30 feet of Lot No. 44 of Block "A" on the Map of the Re-subdivision of Sunnymead, as of record in Book 974, pages 56 and 57, Register's Office for said County, Tennessee.

Said Lot No. 43 and part of Lot No. 44 front together 80 feet on the southerly side of Sunnymead Avenue and run back between parallel lines with the westerly margin of Kennedy Avenue, 140 feet to a dead line.

AUG 4 01 01:03 PM CHECK 305.15

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1252 Sunnymeade Drive, Nashville, Tennessee 37216.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 30th day of July, 1999.

Kenneth A Rauch

Kenneth A. Rauch

Connie J Rauch

Connie J. Rauch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth A. Rauch and wife, and Connie J. Rauch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 1999.

Notary Public

11-18-01

My Commission Expires

WILLIAMSON COUNTY TENN. NOTARY PUBLIC AT LARGE DONALD R. BARRETT JR.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 105

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

0620243
IDENTIF. & REFERENCE

99 AUG -4 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.

CAMT	79500.00
CON TX	294.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	305.15
CHECK	305.15

08/04/99 01 10:41 0001 1747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499958