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IDENTIFICATION REFERENCE
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REGISTER
DAVIDSON COUNTY, TN

BOOK 11605 PAGE 125

Seller: UPSHAW
Order No.: 855153/66636119

Data ID: 16145
Job No.: 7663

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Douglas A. Kittle
(Name)
1520 Market Square
(Street Address or Route Number)
Hermitage, TN 37076
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Roslyn National Mortgage
(Name)
P.O. Box 77411
(Street Address)
Trenton, N.J. 08620
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to MELANIE A. UPSHAW, A SINGLE PERSON (hereinafter referred to as Grantor, whether one or more) by DOUGLAS A. KITTLE and wife, PAULA A. KITTLE

(hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 86.07-141

unimproved ( )
This is improved (xx) property, known as

1520 MARKET SQUARE
(House Number) (Street) (P.O. Address)

HERMITAGE, TN 37076
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

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Data ID: 16145

Seller: UPSHAW
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Witness our hands this 19 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.

Melanie A. Upshaw
MELANIE A. UPSHAW—Grantor

STATE OF Georgia }
}
COUNTY OF Cobb }

Personally appeared before me, ~~Melanie Upshaw~~ Julie DeAnn Herold a Notary Public in and for said County and State, MELANIE A. UPSHAW, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 7100 Highlands Pkwy. Smyrna Georgia, this 19 day of July, 1999.

My Commission Expires: Notary Public, Cobb County, Georgia My Commission Expires November 5, 2000

Julie DeAnn Herold
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 99,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Affiant

STATE OF TENNESSEE }
}
COUNTY OF }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 29th day of July, 1999.

(Affix Seal)

My commission expires: 11-18-01

Notary Public

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

Seller: UPSHAW
Order No.: 855153/66636119

Data ID: 16145

EXHIBIT "A"

LEGAL DESCRIPTION

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. 269 ON THE PLAN OF PHASE V-A, JACKSON'S RETREAT, AS OF RECORD IN PLAT BOOK 6250, PAGE 309, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELANIE A. UPSHAW BY RANDALL PHILLIPS BUILDERS INC IN THE DEED DATED 07-02-87 AND RECORDED 07-08-87 IN BOOK 7290 PAGE 359, DAVIDSON COUNTY RECORDS.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 128

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

0620246

IDENTIF. A REFERENCE

99 AUG -4 AM 10:37

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	383.15
CHECK	383.15

08/04/99 01 10:43 0001 1750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499961