THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 288,500.00

Affiant

Subscribed and sworn to before me, this 13th day of August 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOE RICHARD VELUZAT, JR. 1907 Wildwood Avenue Nashville, Tennessee 37212	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 117-4 PARCEL 415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 288,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , K.W.I., INC.

hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto JOE RICHARD VELUZAT, JR., UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of part of Lot 1, A.B. Montgomery Lands, as of record in Plan Book 8250, page 835, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to K.W.I., Inc. by deed from The Richard Ice Building Group, Inc. of record in Book 11321, page 332, Register's Office for Davidson County, Tennessee.

99 AUG 17 AM 8:20
REGISTER
DAVIDSON COUNTY, TN.

06251 14
IDENTIF. + REFERENCE

This is improved property known as 1907 Wildwood Avenue, Nashville, Tennessee 37212

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of part of Lt 1, A.B. Montgomery Lands of record in Book 8250 , page 835, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds itself, its successors and assigns to warrant and forever defend the title to the said GRANTEE___, his____ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of August, 19 99, as the duly authorized officer of the herein named corporate party.

K.W.I., INC.

Kenneth A. Wallace, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

5941 08/17 0101 03CHECK 1078-45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Kenneth A. Wallace _____ and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and _____ respectively of the K.W.I., INC. _____ the within named bargainor, and corporation, and that he as such President and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kenneth A. Wallace as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 13th day of August, 19 99.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 11621 PAGE 909

0625114

IDENTIF. & REFERENCE

99 AUG 17 AM 8:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
288500.00
CON TX 1067.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1078.45
CHECK 1078.45

08/17/99 01 08:22 0001 6941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507187