WARRANTY DEED

BOOK 11631 PAGE 111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1999

NOTARY PUBLIC AT (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 5/27/2001

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Mendenhall, Jr. (NAME)	Franklin American Mortgage (NAME)	149-10-010
5101 Countryside Drive (ADDRESS)	501 Corporate Center Drive (ADDRESS)	2DX 08706
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin J. Hill and wife, Becky L. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Mendenhall, Jr. and wife, Mary K. Mendenhall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: 588.20

Land in Davidson County, Tennessee, BEING Lot No. 95 on the Plan of Pebble Trails, Section 3, of record in Plat Book 7900, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kevin J. Hill and wife, Becky L. Hill, by deed from Lowery Construction Company, Inc., a Tennessee corporation, of record in Book 10548, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 8276, page 900; Plan of record in Plat Book 7900, page 149; all in the Register's Office for Davidson County, Tennessee.

99 AUG 24 AM 8:33

MAIL ENVI

0627644

unimproved ( )
This is improved (X) property, known as 5101 Countryside Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hand s this 20th day of August 1999

Kevin J. Hill

Becky L. Hill ATTY in fact

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 Kevin J. Hill

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that X executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August 1999

Commission expires 5/27/2001

Jennifer Dunlap
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ 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 ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ .

My commission expires 5

____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson 2nd

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kevin J. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Becky L. Hill, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Becky L. Hill, the bargainor(s), by the said Kevin J. Hill, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of August, 1999.

Jennifer Dunlap
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/27/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11631 PAGE 113

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

0627644

IDENTIFICATION REFERENCE

99 AUG 24 AM 8:33

REGISTER
DAVIDSON COUNTY, TN.

CAMT	156000.00
CON TX	577.20
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	588.20
CHECK	588.20

08/24/99 01 08:33 0001 9644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505644