130 x 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Edward M. Seigenthaler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 1999.

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 3-30-03.

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

BOOK 11669 PAGE 807

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD M. SEIGENTHALER	Franklin American Mortgage	**149-11-A 26.00 CO**
(NAME) **1509 RICE HILL COURT**	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, JEFF S. KEE AND JIMMY D. CROCKER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD M. SEIGENTHALER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 26 on the Plan of Rice Hill Subdivision Phase 2 of record in Plat Book 6900, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeff S. Kee and Jimmy D. Crocker from Rhea A. Neathery and wife, Leta G. Neathery by deed of record in Book 9861, page 589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the declaration of covenants, conditions and restrictions of Rice Hill Homeowner's Association, Inc. of record in Book 6812, page 48, said Register's Office and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of either of the Grantors herein.

Unimproved ( )
This is improved(X) property, known as 1509 RICE HILL COURT, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

20000921 0101 02098 0063 7950
325.13
SEP 21 PM 12:05
RECEIVED FOR RECORD

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 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 hands this 16th day of September, 1999.

Witness

JEFF S. KEE

Witness

JIMMY D. CROCKER
BY: DANIEL E. NEWMAN, ATTY. IN FACT
FOR JIMMY D. CROCKER

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 **DANIEL E. NEWMAN, ATTORNEY IN FACT FOR JIMMY D. CROCKER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JIMMY D. CROCKER** and who acknowledged that he executed the same as the free act and deed of **JIMMY D. CROCKER**.

Witness my hand and official seal at Nashville , Tennessee this 16th day of September, 1999.

Commission expires: 11/27/99.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

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 **JEFF S. KEE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 1999.

Commission expires: 3-30-03.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 809

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

0637950

99 SEP 21 PM 12:05

CAMT	84900.00
CON TX	314.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.13
CHECK	325.13

09/21/99 01 12:08 0001 0698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518642