This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11701 PAGE 326

ADDRESS NEW OWNER:
James H. Hite, IV et ux
7005 Bonnalake Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow, Suite 300
Memphis, TN 38120

MAP 74-8
GROUP
PARCEL 8.00

99 OCT 12 PM 3:30
REGISTER
DAVIDSON COUNTY, TN.

06459945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Howard H. Templeton, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James H. Hite, IV and wife, Marcia M. Hite**, 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:

Land in Davidson County, Tennessee, being Lot No. 1016 on the Plan of Hermitage Hills Subdivision, Section 10, of record in Book 3600, page 50, Register's Office, Davidson County, Tennessee.

Said Lot fronts 93.00 feet on the westerly margin of Bonnalake Drive and runs back between lines, measuring 160.22 feet on the northerly line and 144.49 feet on the southerly line to a broken line in the rear, measuring 54.69 feet thereon.

Being the same property conveyed to Howard H. Templeton et ux, Dorothy G. Templeton* by deed from Belle Homes, Inc. of record in Book 3950, page 492, Register's Office for Davidson County, Tennessee.

*The said Dorothy G. Templeton having since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 7005 Bonnalake Drive, Hermitage, Tennessee 37076.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Robbie Templeton, spouse of Howard H. Templeton, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital of otherwise.

WITNESS our hands this the 7th day of October, 1999.

Howard H. Templeton

Robbie Templeton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Howard H. Templeton and Robbie Templeton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of October, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of October, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11701 PAGE 328

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

0645945

99 OCT 12 PM 3:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527019