THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 67,500.00

Affiant

Subscribed and sworn to before me, this 11th day of October 1999

Notary Public

My Commission Expires: 9-24-2001

BOOK 11702 PAGE 850

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JANICE LYNN NIECE 1201 Kenmore Court Nashville, Tennessee 37216	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 72-6 PARCEL 317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- (S 67,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DAVID M. AMONETTE AND WIFE, ALICE A. AMONETTE AND JACKIE C. STROUD AND WIFE, GAIL A. STROUD hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JANICE LYNN NIECE, 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:

BEING Lot No. 1 on the unrecorded Plan of Jones and Lands Subdivision of a part of Lot No. 41 on the Map of Kenmore of record in Book 332, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David M. Amonette and wife, Alice A. Amonette, as Tenants by the Entireties, a 1/2 undivided interest as Tenants in Common, and Jackie C. Stroud and wife, Gail A. Stroud, as Tenants by the Entireties, a 1/2 undivided interest as Tenants in Common, by Quitclaim Deed from Gail A. Stroud, Successor Trustee of the William E. Alexander and Allegra V. Alexander Caring Trust of record in Book 11273, page 554, Register's Office for Davidson County, Tennessee.

99 OCT 14 AM 9:08
REGISTER
DAVIDSON CO. TN.

RECEIVED
FEE REFERENCE
06368

This is improved property known as 1201 Kenmore Court, Nashville, Tennessee 37216

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 unrec'd pln of Jones & Lands S/D of Lt 41 Kenmore of record in Book 332, page 32, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of October, 19 99.

DAVID M. AMONETTE

BOOK 11702 PAGE

ALICE A. AMONETTE by David M. Amonette by P.O.A.

JACKIE C. STROUD

GAIL A. STROUD

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 David M. Amonette, Jackie C. Stroud and Gail A. Stroud, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 19 99.

My Commission Expires: 9-29-2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David M. Amonette to me known to be the person who executed the foregoing instrument in behalf of ALICE A. AMONETTE and acknowledged that he executed the same as the free act and deed of the said ALICE A. AMONETTE.

WITNESS my hand and seal this 11th day of October, 1999.

Notary Public

My commission expires: 9/29/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0646368

IDENTIFICATION REFERENCE

99 OCT 14 AM 9:08

REGISTER
COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527456