PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., Ste. 203
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of October, 1999 between Diane J. Carter Conyers, a married woman, GRANTOR and Gary L. Shoats, unmarried, GRANTEE;

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Per description attached hereto amd made a part hereof by reference.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Diane J. Carter Conyers
DIANE J. CARTER CONYERS
Signature of Seller

99 NOV -3 PM 3:25

06554 70

$235 11/03 0101 03CHECK 421.03

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DIANE J. CARTER CONYERS, a married woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **October, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002

Name and Address of Property Owner:

GARY L. SHOATS
317 Amberwine Court
Antioch, TN 37013

Property Address:

317 Amberwine Court
Antioch, TN 37013

Person Responsible for Taxes:

Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Parcel #: 165-13-0, A, #110.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **October, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002

RETURN TO:

Watts & Baldwin, Attorneys, PLLC

Brentwood, TN 37027

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 478 on the Plan of Peppertree Forest P.U.D. Section 9 of record in Plat Book 7900, page 760, Register's Office for said County to which reference is made for a more complete description.

BEING the same property conveyed to Diane J. Carter, an unmarried woman, by Final Decree of record in Book 10919, page 211, Register's Office, Davidson County, Tennessee. The said Diane J. Carter has since married Robert D. Conyers, Jr. and goes by Diane J. Carter Conyers.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 1999 which have been prorated and assumed by the Grantee; Restrictive Covenants of record in Book 7982, page 736, Book 8757, page 607, amended in Book 9004, page 514, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801, Book 9664, page 162; matters on the plan of record in Book 7900, page 760; By-Laws of record in Book 8757, page 623, Register's Office, Davidson County, Tennessee.

Diane J. Carter, Diane J. Carter Conyers and Diane J. Conyers are one and the same person.

The above legal description is identical to the one in the previous deed of record.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11736 PAGE 237

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

FILED
DAVIDSON CO. TN.
99 NOV -3 PM 3:25

06554770

RECEIPT

CAMT
109900.00
CON TX 406.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 421.63
CHECK 421.63

11/03/99 01 15:26 0001 9235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536960