This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

BOOK 11752 PAGE 665

ADDRESS NEW OWNER:
Jerry A. Mundy
5301 Roxborough Pass
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
National Bank of Commerce
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP 098-02-0
GROUP
PARCEL 042

99 NOV 23 AM 8:40
REGISTER
DAVIDSON COUNTY, TN.

0660032

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 of which is hereby acknowledged, **James Deatrick, Jr. and Marty Penix** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Jerry A. Mundy and wife, Trisha L. Mundy**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of real estate situated in the Civil District No. 4 of Davidson County, State of Tennessee, and being further described as follows:

Situated in District Number 4 of Davidson County, Tennessee and being known and designated as all of Lot Number Three (3) of PHASE II-A, ROXBOROUGH EAST, as the same appears of record in Plat Book 7900, page 390, in the Register's Office of Davidson County, Tennessee, to which Plat specific reference is hereby made for a more complete description.

Being the same property conveyed to James Deatrick, Jr. and Marty Penix by deed from Robert M. Wilson, Jr., Successor-Trustee dated November 15, 1999, of record in Book 11752, page 664, Register's Office for Davidson County, Tennessee.

This is improved property known as 5301 Roxborough Pass, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien now due and payable. Map 098-02-0, Parcel 042. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

11/23/99 0:01 CHECK 494.15

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 8722, page 739, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

4. Subject to an easement as set forth in an instrument of record in Book 8631, page 751, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 390, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; various setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 17th day of November, 1999.

James Deatrick, Jr.

Marty Penix Owner Agent

Marty Penix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Deatrick, Jr. and Marty Penix**, 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 at office this 17th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1 30 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $129,500.00

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1 30 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MC	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

BOOK 11752 PAGE 671

0660032

INSTRUMENT # REFERENCE

99 NOV 23 AM 8:40

REGISTER
DAVIDSON COUNTY, TN.

CHG T
129500.00
CO TX 479.15
PRFEE 1.00
MISC 12.00
FIRE CO
MISC 12.00-
MTGFEE 12.00
CFEE 2.00
TOTAL 494.15
CHECK 494.15

11/23/99 01 08:42 0001 4129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541768