Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Affiant

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

Notary Public
My commission expires: ~~04/20/03~~ 8-19-03

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith A. Maune	First Trust Mortgage	147-4 /21.00
4804 Hopedale Drive	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

BOOK 11761 PAGE 161

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Leonard L.Kindig, Jr. and wife Gayle C. Kindig hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Keith A. Maune an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42 on the Map of Beverly Heights, Section II, of record in Plat Book 2331, page 42, Register's Office for Davidson County by Tennessee, to which plan reference is here by made for a more complete and accurate legal description.

Being the same property conveyed to Leonard L. Kindig by deed from John W. McDaniel and wife Joyce F. McDaniel of record in Book 8371, page 185 and subsequently Leonard L. Kindig conveyed his interest to Leonard L. Kindig and wife, Gayle C. Kindig in deed of record in Book 9244, page 810 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) All matters appearing on the plat of record in Book 2331, page 42 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4804 Hopedale Drive, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 11R day of November, 1999.

Leonard L. Kindig, Jr.

Gayle C. Kindig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard L.Kindig, Jr. and Gayle C. Kindig, 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 at Brentwood, Tennessee, this 11R day of November, 1999.

Notary Public

My Commission expires: 04/20/03

State of Tennessee, County of WILLIAMSON
Received for record the 12 day of
NOVEMBER 1999 at 12:33 PM. (RECH 347834)
Recorded in official records
Book 1925 Pages 719- 720
Notebook 63 Page 106
State Tax $ 347.86 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 358.86,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

06621 38

REFERENCE

99 NOV 30 AM 11:09

REGISTER
DAVIDSON COUNTY, TN.

0364 11/30 0101 03CHECK 10.00