WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

W. Curtis Clemmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 1999

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Curtis Clemmons	Jefferson Heritage Mortgage	Map 133-11-0
(NAME)	(NAME)	
3900 Valley Ridge Drive2109	1888 West End Avenue #530	Parcel 058.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Klaus J. Rott and wife, Melinda L. Rott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Curtis Clemmons, unmarried

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. 13 on the Plan of Valley View Meadows, Section One, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Klaus J. Rott and wife, Melinda L. Rott, by deed from James W. Watts and wife, Hazel Johnson M. Watts, of record in Book 10227, Page 282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 and subsequent years; all matters appearing on the plan of record in Book 3500, page 69; restrictions of the record in Book 3673, page 439; all of record in the Register's Office for Davidson County, Tennessee.

1999 NOV 30 PM 2:28
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

06622980

unimproved ( )
This is improved (X) property, known as 3900 Valley Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 our hand s this 19th day of November 1999

Klaus J. Rott

Klaus J. Rott

Melinda L. Rott

Melinda L. Rott

11/30/1999 0101 02CHECK 418.00

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 Klaus J. Rott and wife, Melinda L. Rott

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 19th day of November 1999.

Commission expires 3/2/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11761 PAGE 865

0662298

REFERENCE

99 NOV 30 PM 2:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
110000.00
CON TX 407.00
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 418.00
CHECK 418.00

11/30/99 01 14:28 0001 6567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544181