RETURN TO: Prepared by
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214 TNT13232 63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $93,000.00

Barbara Burke
Affiant

Subscribed and sworn to before me this 22nd day of December, 1999.

My commission expires:

Gib Van Der Heyden
Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

WARRANTY DEED

Instr:200001030000102 Page: 1 OF 2
REC'D FOR REC 01/03/2000 9:44:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $344.10

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
657 MERCER DRIVE HERMITAGE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 75/11/69

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JAMES W. SMITHEY, JR. AND KATHY L. BENNETT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RICHARD AMMONETTE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 402 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3 OF RECORD IN BOOK 4675 AT PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. SMITHEY, JR. AND KATHY L. BENNETT, BY WARRANTY DEED FROM CHERYL L. ELLER, DATED MAY 30, 1996, AND RECORDED JUNE 4, 1996 IN BOOK 10071, PAGE 514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 657 MERCER DRIVE, HERMITAGE, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of December, 1999.

James W. Smithey

Kathy L. Bennett

State of Tennessee
County of Davidson

On this 22nd day of December, 1999, before me personally appeared James W. Smithey and Kathy L. Bennett to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.