PREPARED BY (AND RETURN TO):

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Instr:200001070002409 Page: 1 OF 2
REC'D FOR REC 01/07/2000 11:14:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $455.10

W & I Ref: (sk) Title No: 41362bw
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rydell I. Kennedy Kimberly E. Kennedy 424 Black Mountain Drive Antioch, TN 37013	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 135-14-A-96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 123,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth D. Tschanz and spouse, Ardith J. Tschanz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rydell I. Kennedy and spouse, Kimberly E. Kennedy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Pinnacle Point Subdivision Phase Three of record in Book 6900, pages 391 & 392, Register's Office for said County. 393 KTAJ

SAID Lot No. 81 fronts 84.81 feet on the broken northwesterly margin of Black Mountain Drive and extends back 150.38 feet on the northeasterly line and 131.70 feet on the southwesterly line to a dead line in the rear, measuring 41.26 feet thereon.

BEING the same property conveyed to Kenneth D. Tschanz and wife, Ardith J. Tschanz by deed from Ronald D. Lindish and wife, Patricia A. Lindish of record in Book 9298, page 119, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 391 & 392, said Register's Office, which Plan shows a 20 foot foot minimum building setback line from Black Mountain Drive, together with additional setback designations and 10, 5, 10 and 5 foot foot easement for utility and drainage purposes along the broken front northeasterly and rear line(s) respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 7032, Page 730, Book 7067, Page 739, Book 6495, Page 169, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 424 Black Mountain Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 1999.

Kenneth D. Tschanz
Kenneth D. Tschanz

Ardith J. Tschanz
Ardith J. Tschanz

State of Tennessee
County of Davidson

On this 30th day of November, 1999, before me the undersigned authority, personally appeared **Kenneth D. Tschanz** and **Ardith J. Tschanz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson
My Commission Expires MAY 28, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 123,000.00

Affiant

Sworn and subscribed before me on the 30th day of November, 1999.

My Commission Expires: 5/28/2003

Notary Public

TAMMY F. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 200[illegible]