SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Instr:200002030011350 Page: 1 OF 2
REC'D FOR REC 02/03/2000 11:22:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38607 ~~FILE BOX "7"~~

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **28TH DAY OF JANUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 11-18-01

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203.

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOSEPH DYER and **TAMMY J. HART** **7383 Bridle Drive** **Nashville, Tennessee 37221**	**LINCOLN COUNTY BANK** **2280 Thornton Taylor Pkwy #8** **Fayetteville, TN 37334**	142/03 -85.00

FOR AND IN 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, KIMBERLEE D. KULAKOWSKI CASSELL and husband, RONALD CASSELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH DYER and TAMMY J. HART**

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. 285 on the Plan of Walnut Hill Manor, Section 1, as of record in Plat Book 4460, page 108, amended in Book 5681, page 780, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kimberlee D. Kulakowski by Quitclaim Deed from Mickey L. Watson, unmarried, of record in book 10153, page 509, Register's Office for Davidson County, Tennessee and by deed to Kimberlee C. Kulakowski, unmarried and Mickey L. Watson, unmarried, of record in book 9816, page 119, Register's Office for Davidson County, Tennessee. The said Kimberlee C. Kulakowski a/k/a Kim C. Kulakowski. The said Kimberlee C. Kulakowski having since married and is now known as Kimberlee C. Kulakowski Cassell and her husband, Ronald Cassell joins in this conveyance for the purpose of conveying whatever right and interest he might have in said property by reason of the marital estate or otherwise.

This is improved property known as 7383 Bridle Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
Whenever 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 HANDS, THIS 28th DAY OF JANUARY, 2000.

KIMBERLEE D. KULAKOWSKI CASSELL **RONALD CASSELL**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KIMBERLEE D. KULAKOWSKI CASSELL and husband, RONALD CASSELL, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28 day of January, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-18-01