WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES Exp. 03 3 (AFFIX SEAL)

ROBERT L SCRUGGS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Instr:200002070012307 Page: 1 OF 2
REC'D FOR REC 02/07/2000 11:26:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Denise (NAME)	Old Kent Mortgage Company (NAME)	MAP 172-08-B
1521 Celebration Way (ADDRESS)	1830 E. Paris Avenue S.E. (ADDRESS)	PARCEL 98 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Grand Rapids, MI 49546 (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, Ronald Christopher Qualls and wife, Ruth Frost Qualls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Denise and wife, Tevis C. Denise

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. 98 on the Plan of Bridle Downs Subdivision, Phase One, formerly known as Forest acres, Section 3, of record in Book 6900, page 702, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ronald Christopher Qualls and wife, Ruth Frost Qualls by deed from Terry Dean Walker and wife, Kimberly Cleaver Walker of record in Book 8816, page 122, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6900, page 702, said Register's Office; (c) restrictive covenants of record in Book 7448, page 772, Book 8814, page 631, Book 9818, page 68, Book 9873, page 497 and Book 8169, page 240, said Register's Office; (d) Charter of record in Book 8814, page 604, said Register's Office; and (e) easement of record in Book 7379, page 28, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1521 Celebration Way, Nashville, Tennessee 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 4th day of February, 2000

Ronald Christopher Qualls
Ronald Christopher Qualls by Mary B. Edmondson, Attorney in Fact

Ruth Frost Qualls
Ruth Frost Qualls by Mary B. Edmondson, Attorney in Fact

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 Ronald Christopher Qualls and wife, Ruth Frost Qualls

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 Nashville, Tennessee, this 4th day of February, 2000.

Commission expires _____

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

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 4th day of February, 2000 before me personally appeared Mary B. Edmondson, to me known to be the person who executed the foregoing instrument on behalf of Ronald Christopher Qualls and Ruth Frost Qualls and acknowledged that she executed the same as the free act and deed of Ronald Christopher Qualls and Ruth Frost Qualls.

Witness my hand and seal this 4th day of February, 2000.

ROBERT L SCRUGGS NOTARY Exp. 03/24/2001 PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public