Instr:200002240018315 Page: 1 OF 2
REC'D FOR REC 02/24/2000 4:16:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1013.80

File Box S1-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,000.00

German Ortega
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 00

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Thomas W. Lawless
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERMAN ORTEGA (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	141-14-A-20CO
7616 HANSROTE COURT (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	09D-83104
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (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, DAVID A. DAME AND WIFE, LAURA J. DAME

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERMAN ORTEGA AND CARMELA ORTEGA, HUSBAND AND WIFE

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. 20, on the Revised Plan of HANOVER PARK OF SHEFFIELD, of record in Plat Book 9700, pages 154 through 156, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DAVID A. DAME AND WIFE, LAURA J. DAME, by deed from Beazer Homes, Inc., d/b/a Phillips Builders, of record in Book 10334, page 1, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of HANOVER PARK OF SHEFFIELD, as said areas are set forth and defined in Restrictions of record in Book 10020, page 110; Book 10301, page 178; and Book 10640, page 950; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of DAVID A. DAME, by LAURA J. DAME, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 7616 HANSROTE COURT, NASHVILLE, TN 37221
(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 24th day of February, 19 00

DAVID A. DAME
By: David A Dame by Laura J Dame
LAURA J. DAME, ATTORNEY-IN-FACT

Laura J Dame
LAURA J. DAME

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 LAURA J. DAME

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 24th day of February, 19 00

Commission expires May 27, 2001

I. DYKE TATUM 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 _____ 19_____ .

My commission expires _____

_____
Notary Public

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 LAURA J. DAME, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of DAVID A. DAME, as his Attorney-in-Fact, as the free act and deed of the within named DAVID A. DAME.

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of FEBRUARY, 2000.

NOTARY PUBLIC **I. DYKE TATUM**