Instr:200002250018541 Page: 1 OF 2
REC'D FOR REC 02/25/2000 1:02:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $580.90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of February, 2000.

Notary Public

My Commission Expires: 11.18.01

NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jamie Lynn Fritts and Jason B. Wright
5009 Sunset Way
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Countrywide Home Loans
718 Thompson Lane, Suite 104
Nashville, Tennessee 37204

MAP-PARCEL NUMBERS:
86-04-0-B 025.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael C. Lantz** hereinafter referred to as Grantors, hereby transfers and conveys to **Jamie Lynn Fritts, an unmarried woman, and Jason B. Wright, an unmarried man** hereinafter referred to as 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. 122 on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, and amended in Book 7900, Page 808, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Lantz and wife, Linda G. Lantz by deed from Frank Batson Homes, Inc. of record in Book 9636, Page 549, Register's Office for Davidson County, Tennessee. Linda G. Lantz having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 600, and amended in Book 7900, Page 808, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9092, Page 567, Register's Office for Davidson County, Tennessee.

Surveyor's certificate of correction in Book 9092, Page 376 and Book 9108, Page 71, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5009 Sunset Way, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 22nd day of February, 2000.

Michael C. Lantz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Lantz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2000.

Notary Public

11·18·01
My Commission Expires