WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,600.00

X Randy L Kearney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 3/3/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200002290019552 Page: 1 OF 2
REC'D FOR REC 02/29/2000 9:49:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $375.92

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Randy L. Kearney (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 43-1
127 Shannon Avenue (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCEL 238
Madison, TN 37115 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (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, T & T Building Contractors, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy L. Kearney

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 Number 11 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to T & T Building Contractors, LLC by deed from Charles E. Rhoten and wife, Carole Rhoten, of record in Book 11441, Page 384, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 127 Shannon Avenue, Madison, TN 37115
(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 my hand this 25th day of February, 2000

T & T Building Contractors, LLC
By: X
Thomas E. Roberts, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____the undersigned_____, a Notary Public within and for the State and County aforesaid, personally appeared _____Thomas E. Roberts, Jr._____ and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____Chief Manager_____ and _____ respectively of the _____T & T Building Contractors, LLC_____ the within named bargainor, and corporation, and that _____he_____ as such _____Chief Manager_____ 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 _____Thomas E. Roberts, Jr._____ as such _____Chief Manager_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Goodlettsville, TN_____ on this the _____25th_____ day of _____February_____, _____2000_____ .

My commission expires _____3/23/03_____ _____

Notary Public

STEPHANIE BAXTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE