Record & Return To: Southern Title Services, LLC Three Maryland Farms, Suite 150 Brentwood, TN 37027 File # 20001019	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00 Willard Dean Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February 2000 Linda V. Jones MY COMMISSION EXPIRES: 09/08/01 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard Dean	Fifth Third Mortgage	Map 155-15
(NAME) 8216 Spring Ridge Drive	(NAME) P.O. Box 291205	Parcel 38
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MICHAEL A. KILBANE AND WIFE, NIKKI N. KILBANE, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto WILLARD DEAN AND WIFE, IRMGARD H. DEAN , hereinafter called the GRANTEE(S), 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. 5 on the plan of the First Revision of McCrory Heights, as of record on Plat Book 9700, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to all matters as shown on Plat Book 9700, page 162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Kilbane and iwfe, Nikki N. Kilbane by Warranty Deed dated the 8th of August, 1997, and recorded 12th, 1997, in Book 10565, Page 642, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as 8216 Spring Ridge Drive, 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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 25th day of February 2000.

Instr:200002290019635 Page: 1 OF 2
REC'D FOR REC 02/29/2000 10:49:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $812.15

Michael A. Kilbane

Nikki N. Kilbane

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Michael A. Kilbane and wife, Nikki N. Kilbane, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 25th day of February, 2000.

Notary Public

My commission expires: _____

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires