Box 17

WARRANTY DEED

Instr:200003160026907 Page: 1 OF 2
REC'D FOR REC 03/16/2000 10:01:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $365.93

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 1/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Hernandez (NAME)	Guaranty Trust Company (NAME)	MAP 163-1
4005 Moss Road (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 62
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	2DU70995

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, Amanda M. Allen Kinzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth G. Hernandez and Elizabeth Pitre

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. 12 on the Plan of Antioch Woods, Section One, of record in Book 9700, page 639, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Amanda M. Allen by deed from Deluxe Homes, LLC of record in Book 11007, page 134, Register's Office for Davidson County, TN. The said Amanda M. Allen having since married and now being Amanda M. Allen Kinzer.

Kevin Kinzer joins in this conveyance to convey any interest he may have as the husband of Amanda M. Allen Kinzer.

Subject to restrictions of record in Book 10901, page 258, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4005 Moss Road, Antioch, TN 37013
(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 14th day of March, 2000

Amanda M. Allen-Kinzer
Amanda M. Allen Kinzer

Kevin Kinzer by Amanda M. Allen-Kinzer
Kevin Kinzer by Amanda M. Allen Kinzer by Power of Attorney recorded simultaneous herewith
Att. 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 Amanda M. Allen Kinzer

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2000.

Commission expires 11/24/2001

Laura A. Beasley
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 March 14, 2000, before me personally appeared Amanda M. Allen Kinzer to me known to be the person who executed the foregoing instrument in behalf of Kevin Kinzer and acknowledged that she executed same as the free act and deed of said Kevin Kinzer for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2000.

My Commission Expires:

11/24/2001

Laura A. Beasley
Notary Public