Box 52

WARRANTY DEED

Instr:200003280030976 Page: 1 OF 2
REC'D FOR REC 03/28/2000 9:38:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $373.33

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES 2-27-03
(AFFIX SEAL)

TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly J. Clune (NAME)	Franklin American Mortgage (NAME)	131-5B-306
306 Summit Ridge Circle (ADDRESS)	501 Corporate Center Drive (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Robert Frank Seidel and wife, Sandra Seidel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly J. Clune, unmarried

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:

Unit No. 306 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Frank Seidel, an unmarried person by deed from Four Seasons Associates, Inc., a Tennessee corporation of record in Book 7055, page 357, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All Rollback Taxes are the responsibility of the Grantor; (3) All restrictions of record; (4) All easements of record; (5) All visible easements; (6) All matters appearing on the plan of record; (7) All applicable governmental and zoning regulations.

Sandra Seidel, spouse of Robert Frank Seidel, joins in this conveyance to relinquish any marital rights which she might have by virtue of her marriage to Robert Frank Seidel.

Robert Frank Seidel hereby certifies, warrants and covenants that he is one and the same person as Robert F. Seidel and Robert Seidel.

unimproved ( )
This is improved (X) property, known as 306 Summit Ridge Circle, Nashville, TN 37215
(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 24th day of March, 2000

Robert Frank Seidel
Robert Frank Seidel

Sandra Seidel
Sandra Seidel

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 Robert Frank Seidel and wife, Sandra Seidel

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 6th day of March 2000.

Commission expires 12/23

BRENT LEGHAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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