RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38882** FILE BOX "7"

Instr:200005020043945 Page: 1 OF 2
REC'D FOR REC 05/02/2000 1:53:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2257.00

WARRANTY DEED

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 610,000.00. Christine Caravacci
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 1st DAY OF MAY, 2000.
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
F. KYLE LEHNING and CHRISTINE CARAVACCI 4020 Sunnybrook Drive Nashville, TN 37215	GOLD BANC MORTGAGE, INC. d/b/a RIC Mortgage Co. 9221 Ward Parkway,#300 Kansas City, MO 64114	130-4-9 7DA 33785

FOR AND IN 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, GARRY W. TALLENT and wife, TAMMY TALLENT**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **F. KYLE LEHNING and CHRISTINE CARAVACCI**

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. 19 on the Plan of Re-Subdivision of part of Royal Oaks, as of record in book 1424, Page 31, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Garry W. Tallent and wife, Tammy Tallent by deed from John L. Peterson and wife, Amy S. Peterson of record in Instr: 200001190006388, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **4020 Sunnybrook Drive, Nashville, Tennessee 37215**
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 OUR HANDS THIS 1st DAY OF MAY, 2000.

Garry W. Tallent
GARRY W. TALLENT

Tammy C. Tallent
TAMMY TALLENT

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 GARRY W. TALLENT and wife, TAMMY TALLENT, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002