Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

~~39-B~~
File #00-1170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew G. Fitzpatrick, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Isaiah M. Kanies, and spouse Joy M.Kanies**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee Being Lot 280 on the plan of Horton Heights, Section G, of record in Book 2133, page 85, Register's Office for said County.

Said Lot No. 280 fronts 100 feet on the northerly margin of Russleo Drive and extends back 390.7 feet on the westerly line and 336.6 feet on the easterly line to a broken line in the rear, measuring 190.6 feet thereon.

Being the same property conveyed to Andrew G. Fitzpatrick by deed of record in Book 11543, Page 968, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Instr:200005230051800 Page: 1 OF 2
REC'D FOR REC 05/23/2000 4:25:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $651.20

This is improved property, known as: 811 Russleo Drive, Nashville TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of May, 2000

Andrew G. Fitzpatrick

State of Tennessee)
County of Davidson)

On this 19th day of May, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew G. Fitzpatrick, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the ~~execution~~ as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176,000.00.

X
Affiant

Sworn and subscribed before me on this ~~the 19th~~ day of May, 2000.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Isaiah Kanies
Joy Kanies
811 Russleo Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Guaranty Trust Co
640 Broadmor Blvd
Suite 100
Murfreesboro, TN 37129-1218

TAX MAP-PARCEL #:
102-8-101