FILE BOX 45

WARRANTY DEED

Instr:200005300053521 Page: 1 OF 2
REC'D FOR REC 05/30/2000 4:03:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $579.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 156,500.00

Wallace R. Minchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 20 00

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace R. Minchey (NAME)	Franklin American Mortgage (NAME)	MAP 75-12-O-B
909 Waynewood Lane (ADDRESS)	501 Corporate Centre Drive; #400 (ADDRESS)	PARCEL 23 CO
Hermitage, TN 37076 (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, Larry Powell Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace R. Minchey and wife, Janet L. Minchey

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:

BEING Lot No. 94, on the Plan of Phase I and a portion of Phase 2, Section 1, Brookside Woods of record in Plat Book 9700, Page 397, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Larry Powell Builders, Inc. by deed from Mildred Lucille Tune, of record in Book 10178, Page 382, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10444, Page 213; Book 11103, Page 156; and Book 10444, Page 230, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 9700, Page 397, said Register's Office.

unimproved ( )
This is improved (X) property, known as 909 Waynewood Lane, Hermitage, TN 37076
(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 26th day of May, 20 00

Larry Powell Builders, Inc.
By: Larry W. Powell
Larry W. Powell, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Larry Powell Builders, Inc. the within named bargainor, and corporation, and that he as such President 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 Larry W. Powell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 26th day of May 2000 .

My commission expires March 24, 2001

Patricia Nicholls
Notary Public

