THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200006050055380 Page: 1 OF 2
REC'D FOR REC 06/05/2000 9:07:03AM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $352.98

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Angela R. Spicher 3818 Bonnacreek Drive Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	74-16-129 4D 32130

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,

Jeffrey S. Kunkle and wife, Aimee P. Kunkle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela R. Spicher, 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:

Land in Davidson County, Tennessee, being Lot Number 348, Hermitage Hills Subdivision, Section 3, of record in Plat Book 2900, Page 97, Register's Office for Davidson, County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Kunkle and wife, Aimee P. Kunkle by Deed of record in Book 9972, Page 110, Register's Office for Davidson, County, Tennessee

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 3818 Bonnacreek Drive Hermitage, TN 37076

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 25th day of May, 2000

Jeffrey S. Kunkle

Aimee P. Kunkle

Jeffrey S. Kunkle **Aimee P. Kunkle**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jeffrey S. Kunkle and wife, Aimee P. Kunkle

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 25th day of May, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of May, 2000

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.