Box 44

THIS INSTRUMENT PREPARED BY: **Kathryn H. Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 [Instr:20000628006414l Page: 1 OF 2 REC'D FOR REC 06/28/2000 9:43:45AM RECORD FEE: $11.00 1. TAX: $0.00 T. TAX: $425.50	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $115,000.00. **Affiant** Subscribed and sworn to before me, this 27th day of June, 2000. Notary Public My Commission Expires: 5/26/2003

Address New Owner As Follows: Jason A. Pizzino and wife, Kelly C. Pizzino 713 Oak Creek Drive Antioch, TN 37013	Send Tax Bills To: Southeastern Mortgage Co. 115 29th Avenue South Nashville, TN 37212	Map-Parcel Number: 149-2-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY E. PETREE AND WIFE, A. JANEE' PETREE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JASON A. PIZZINO AND WIFE, KELLY C. PIZZINO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Final Plat of Oakwood Subdivision, Phase One, of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gregory E. Petree and wife, A. Janee' Petree by deed from Russell A. Foglesong and wife, Ruby A. Foglesong, of record in Book 9300, page 738, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 935, Register's Office for said County.

3. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7981, page 478, as amended in Book 8038, page 838, and as corrected in Book 8313, page 17, Register's Office for said County.

This is improved property known as 713 Oak Creek Drive, Antioch, TN 37013.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of June, 2000.

Gregory E. Petree

A. Janee' Petree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY E. PETREE AND A. JANEE' PETREE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of June, 2000.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/26/2002