STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200007060067053 Page: 1 OF 2
REC'D FOR REC 07/06/2000 10:59:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $440.30

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Tammy L. Willey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2000.

Notary Public

My Commission Expires: 11-18-01

WILLIAMSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DONALD R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kevin D. Rector
335 Lady Bird Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Guaranty Trust
640 Broadmor Boulevard, Suite 100
PO Box 1218
Murfreesboro, TN 37129

MAP-PARCEL NUMBERS:
135-05-0-062.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard J. Willey and wife, Tammy L. Willey** hereinafter referred to as Grantors, hereby transfers and conveys to **Kevin D. Rector, an unmarried man** hereinafter referred to as 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. 76 on the Plan of Town Park Estates as of recod in Book 3300, Pages 64 and 65, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Ladybird Court at the corner of Lot Nos. 76 and 77; thence with the line between said two lots, southerly 95.37 feet to the corner of Lot Nos. 76, 77 and 78; thence with the line between Lot Nos. 76 and 78, southwesterly 83.67 feet to the corner of Lot Nos. 76, 78, 79 and 59; thence with the line between Lot Nos. 59 and 76, northwesterly 111.17 feet to the corner of Lot Nos. 61 and 76; thence with the line between said two lots, northerly 163.05 feet to the corner of Lot Nos. 75 and 76; thence with the line between said two lots, eastwardly 147.37 feet to the westerly margin of Ladybird Court; thence with the same southeasterly 77.89 feet to the beginning.

Being the same property conveyed to Richard J. Willey and wife, Tammy L. Willey by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8424, Page 837, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3400, Page 120, and Book 3463, Page 43, Register's Office for Davidson County, Tennessee.

Easement for Utility of record in Book 3532, Page 353, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 335 Lady Bird Court, Antioch, Tennessee 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 do 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 I do further covenant and bind myself, my 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 30th day of June, 2000.

Richard J Willey by Tammy L Willey Attn-in-fact
Richard J. Willey

Tammy L Willey
Tammy L. Willey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Willey and wife, and Tammy L. Willey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.

Notary Public

10/22/01
My Commission Expires

01933-BP