WARRANTY DEED

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires 6/17/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2000
Notary Public
MY COMMISSION EXPIRES: 6/17/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Kinzer (NAME)	Mercantile Mortgage Co. (NAME)	81-7/560
1708A Cass Street (ADDRESS)	8101 N High Street Ste 380 (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Columbus, OH 43235 (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, Elizabeth ~~Essen~~ Essen E.E. **unmarried**

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

Property located at: 1708A Cass Street, Nashville, Davidson County, State of Tennessee, 3208, AND:

Being Lot Number 14B, Zone Lot Division of 14 on the Plan of A. C. Dudley's Subdivsion, of record in Plat Book 6200 at page 373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Essen on 05/22/00, by deed from Marvin H. Fulgram, Jr. filed for record on 05/24/00, in Inst# 200005240051929, Register's Office for Davidson County, Tennessee.

Instr:200007120069067 Page: 1 OF 2
REC'D FOR REC 07/12/2000 1:06:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

unimproved ( )
This is improved (X) property, known as 1708A Cass Street, Nashville, Tennessee 37208
(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 28th day of June, 2000

Elizabeth Essen

Elizabeth ~~Essen~~ Essen E.E.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth ~~Essen~~ Essen Hale,

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of June, 2000.

Commission expires _____

Carla C. Martin
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

CARLA C. MARTIN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN My Commission Expires

My commission expires _____

_____
Notary Public