THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 10/10/00 09:55 2pgs
Fees:11.00 Taxes:668.96
20001010-0100430

WARRANTY DEED

THIS INDENTURE, made this 16 day of August, 2000 between **MAUREEN G. TOMSHACK, A SINGLE WOMAN** of **DAVIDSON** County, Tennessee, First Parties, and

Jay Clementi and wife, Heather Clementi
of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Maureen G. Tomshack
have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PROPERTY CONVEYED TO MAUREEN G. TOMSHACK BY DEED OF RECORD IN BOOK 11129, PAGE 300, RODC.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Maureen G Tomshack
MAUREEN G. TOMSHACK

STATE OF MARYLAND
COUNTY OF HOWARD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MAUREEN G. TOMSHACK**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16TH day of AUGUST, 2000.

James N. Scott
Notary Public
Printed name: James N. Scott

My commission expires: MARCH 31, 2002
(NOTARY SEAL)

James N. Scott
NOTARY PUBLIC MARYLAND
ANNE ARUNDEL COUNTY
Comm. Exp. March 31, 2002

PROPERTY OWNER:
Jay Clementi
5229 Timber Gap Drive
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

CLT#_____

Map & Parcel No: 155-16-A-064

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 180,800.00.

_____(AFFIANT)

Subscribed and sworn to before me, this 29th day of September, 2000

_____
Notary Public
My commission expires _____ Printed Name_____

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____

_____
Notary Public
My commission expires _____ Printed Name_____

GINNY L. KATRICKA NOTARY PUBLIC LARGE Comm. exp. 3-18-2002 BEDFORD COUNTY, TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Traceside, Section Two, of record in Book 7900, Pages 780 and 781, Register's Office for said County, to which plan reference is hereby made for a more complete description.