BOX #14A
G#14643-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/01 13:32 2pgs
Fees:13.00 Taxes:371.85

20011116-0125859

JOHN T COOK NOTARY PUBLIC A LAWYER WILLIAMSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,500.00

Rhonda L Dunsmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
RHONDA L. DUNSMORE (NAME)	PRINCIPAL RESIDENTIAL MORTGAGE, INC (NAME)	MAP 095-01-0
2120 Guaranty Drive (ADDRESS)	711 High Street (ADDRESS)	PARCEL 003.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Des Moines, IA 50392 (CITY) (STATE) (ZIP)	FB #03DZ-40860

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, THOMAS WAYNE KEY AND LUANN KEY, HUSBAND AND WIFE, AND MICHAEL LYNN KEY AND MARY KATHLEEN KEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RHONDA L. DUNSMORE AND HUSBAND, BRYAN A. DUNSMORE

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 No. 162 on the Plan of Donelson Hills, Section Two, as of record in Plat Book 2330, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas Wayne Key, by Deed from David W. Hobbs and wife, Linda D. Hobbs, of record in Book 9335, Page 668, Register's Office for Davidson County, Tennessee. The said Thomas Wayne Key having conveyed an one-half (1/2) undivided interest in the property to Michael Lynn Key, by Quitclaim Deed of record in Book 9367, Page 249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantors herein.

LuAnn Key and Mary Kathleen Key, spouses of the above named Thomas Wayne Key and Michael Lynn Key, respectively, join in this conveyance for the purpose of releasing any and all rights they may have in and to the above described property, especially their respective marital rights.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2120 Guaranty Drive, Nashville, TN 37214
(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 our hand s this 15th day of November, 2001

Thomas Wayne Key
THOMAS WAYNE KEY

Michael Lynn Key
MICHAEL LYNN KEY

Mary Kathleen Key
MARY KATHLEEN KEY
By: Mary Kathleen Key
MICHAEL LYNN KEY, ATTORNEY-IN-FACT

LuAnn Key
LUANN KEY

Michael Lynn Key
Attorney in Fact

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 THOMAS WAYNE KEY AND WIFE, LUANN KEY, AND MICHAEL LYNN KEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 15th day of November, 2001.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of November, 2001, before me personally appeared MICHAEL LYNN KEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY KATHLEEN KEY and acknowledged that he executed the same as the free act and deed of said MARY KATHLEEN KEY.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Mary Kathleen Key pursuant to a Power of Attorney executed by same on the 14th day of November, 2001, and being filed for record simultaneously herewith, under Instrument No. 20011116-0125858, Register's Office for Davidson County, Tennessee.