WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/01 11:08 2pgs
Fees:13.00 Taxes:592.00

20011203-0132125

STATE OF TENNESSEE #1659-2
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIMMY R. VANDERPOOL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE MY COMMISSION EXPIRES JUNE 20, 2004

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
JENNIFER TEMPLETON (NAME)	MORTGAGE COMPANY OF AMERICA (NAME)	MAP 161-05-0-B
703 Brent Glen Place (ADDRESS)	2416 21st Avenue South, Ste 202 (ADDRESS)	PARCEL 010.00co
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	FB #06DU-83221

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, TIMOTHY E. KINZER AND WIFE, JENNIFER F. KINZER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER TEMPLETON AND BRANDY WELCH, BOTH 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:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Brentwood Glen, Section Revision, a Planned Unit Development, as of record in Book 8250, Page 420, 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 Timothy E. Kinzer and wife, Jennifer F. Kinzer, by Deed from B J Home Builders, Inc., of record in Book 10736, Page 778, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7669, Page 207, and amended and name changed in Book 7798, Page 996, and further amended in Book 8092, Page 322, and Amended and Restated in Book 8176, Page 227, and amended in Book 8255, Page 887, said Register's Office; By-Laws of record in Book 8176, Page 246, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

unimproved ( )
This is improved (X) property, known as 703 Brent Glen Place, Nashville, TN 37211
(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 27th day of November, 2001

Timothy E. Kinzer
TIMOTHY E. KINZER

Jennifer F. Kinzer
JENNIFER F. KINZER

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 TIMOTHY E. KINZER AND WIFE, JENNIFER F. KINZER

the bargainor s, 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 NASHVILLE, Tennessee, this 27th day of November 2001.

Commission expires May 30, 2004

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES MAY 30, 2004

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, a _____, 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 _____, 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 _____.

My commission expires _____

_____
Notary Public