Bk 50-B

JU

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11365 PG. 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Lewis	Franklin American Mortgage	103-3-112
(NAME)	(NAME)	
5003 Idaho Avenue	501 Corporate Centre Drive, #400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(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, Robert J. Terry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee Lewis

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 part of block 25 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Robert J. Terry, unmarried, by Successor Trustee's Deed from Elizabeth M. Wilson, Successor Trustee, of record in Book 10475, page 364, Register's Office for Davidson County, Tennessee.

Upon oath, Robert J. Terry, warrants, covenants and certifies that the aforesaid real property is not his homestead as defined by Statue.

0555718
MAP-PARCEL REFERENCE
99 MAR -3 PM 12:00
RECEIVED AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

2906 03/03 0101 03CHECK 510.13

unimproved ( )
This is improved (X) property, known as 5003 Idaho Avenue, Nashville, Tennessee 37209
(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 26th day of February 19 99

Robert J Terry
Robert J. Terry

BOOK 11365 PG. 57

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 Robert J. Terry

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 26th day of February, 1999.

Commission expires CT-99

Notary Public

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

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 _____ 19_____ .

My commission expires _____ _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11365 PG. 58

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0555718

INSTRUMENT # REFERENCE

99 MAR -3 PM 12:00

REGISTER'S OFFICE
DAVIDSON CO. TN.

CAMT 134900.00
CON TX 499.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 510.13
CHECK 510.13

03/03/99 01 11:58 0001 2906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432089