Box52

WARRANTY DEED

BOOK 11408 PG. 345

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON MAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 6/12/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney, 1410 Kensington Sq. Ct., Ste. 104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Sims	Franklin American Mortgage	162-06-0
(NAME)	(NAME)	
252 Delvin Drive	501 Corporate Ctr. Dr., Ste. 400	PARCEL 79.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Albert Alan Thacker and wife, Laurel Ann Thacker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin Sims and wife, Janice R. Sims

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 all of Lot No. 6, Five Oaks, Section 1, of record in Plat Book 4175, Page 42 & 43, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Albert Alan Thacker by deed of record in Deed Book 8754, Page 500, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4289, Page 198 and in Book 4475, Page 863, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Laurel Ann Thacker, spouse of Albert Alan Thacker, joins in this conveyance to relinquish any marital rights that she might have in said property by virtue of her marriage to Albert Alan Thacker.

unimproved ( )
This is improved (X) property, known as 252 Delvin Drive, Antioch, TN 37013
(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 25th day of March 19 99

Albert Alan Thacker

Laurel Ann Thacker

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Alan Thacker, ~~married~~ AND WIFE, LAUREL ANN THACKER

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 ~~Murfreesboro~~ BRENTWOOD, Tennessee, this 25TH day of MARCH, 19 99.

Commission expires 8/20/00

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

0567857
IDENTIFICATION REFERENCE
99 MAR 31 AM 9:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
5724 03/31 0101 03CHECK 344.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11408 PG 347

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

0567857
IDENTIF. A REFERENCE

99 MAR 31 AM 9:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

03/31/99 01 09:37 0001 5734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444793