WARRANTY DEED

BOOK 11686 PAGE 967

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Janice M. Ziegler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 1999.

Notary Public

MY COMMISSION EXPIRES: 7-20-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Ziegler	Franklin American National Mortgage	136-7-157
(NAME) 120 Saxon Mist Drive	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, E. CLAYTON OWEN AND WIFE, LUELLEN R. OWEN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. ZIEGLER AND WIFE, JANICE M. ZIEGLER , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 284, on the Plat of Priest Lake Park, Section 5, as shown by survey and plat appearing of record in Book 4460, pages 174, 175 & 176 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Said Lot No. 284 fronts 86.12 feet on the southeasterly margin of Saxon Mist Drive and extends back 142.62 feet on the northeasterly line and 130 feet on the southwesterly line, to a line on the rear on which is measures 125.45 feet.

Being the same property conveyed to E. Clayton Owen by Quitclaim Deed of record in Book 8675, page 296; see also Warranty Deed of record in Book 7692, page 528; of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 4698, page 969; any and all matters as shown on plat of record in Plat Book 4460, pages 174, 175, & 176, of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 120 Saxon Mist Drive, Nashville, TN 37217
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 1999.

E Clayton Owen
E. Clayton Owen

By: Charles E Reed
Charles Reed, as Attorney-in-Fact as Attorney w/f of E.

Luellen R. Owen
Luellen R. Owen

By: Charles E Reed
Charles Reed, as Attorney-in-Fact as Attorney w/f of E.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 11686 PAGE 968

BEFORE ME, the undersigned Notary Public, personally appeared Charles E Reed, Agent and Attorney in Fact for E. Clayton Owen and Luellan Owen, herein referred to as Grantor(s), to sign on their behalf as if they personally appeared themselves and acknowledges that he signs as their free will and act for all considerations expressed in foregoing instrument this the 30th day of September, 1999.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

My Commission Expires: 7-20-2003

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

MAIL ENV.

0642301

RELEASE A REFERENCE

99 OCT -4 AM 11:56

REGISTER
DAVIDSON COUNTY, TN.

313 10/04 0101 03CHECK 529.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11686 PAGE 969

0642301

IDENTIFICATION REFERENCE

99 OCT -4 AM 11:56

REGISTER
DAVIDSON COUNTY, TN.

CAMT	140000.00
CON TX	518.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

10/04/99 01 11:59 0001 5313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523203