BOOK 11701 PAGE 130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF October 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BERTHA I. HARRIS	FRANKLIN AMERICAN MORTGAGE	50-14 74
(NAME)	(NAME)	
3224 DOVERSIDE DRIVE	501 CORPORATE CENTRE DR., #400	12DZ-34045
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	FRANKLIN, TN 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, ESTATE OF BERTHA LEE BROCK GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BERTHA I. HARRIS, 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. 679, on the Plan of PARKWOOD ESTATES, SECTION FOUR, of record in Book 3300, pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to BERTHA LEE GARDNER, by deed from Buford Cox and wife, Zula Kidd Cox, of record in Book 4747, page 30, Register's Office for DAVIDSON County, Tennessee. The said BERTHA LEE GARDNER has since died and by Order No. 99P-1, Seventh Circuit Court for DAVIDSON County, Tennessee, Probate Division, DORIS MARIE MERRIWEATHER was appointed ADMINISTRATRIX and was authorized to convey property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated September 27, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

99 OCT 12 PM 2:56
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

0645866
FEE $ REFERENCE

unimproved ( )
This is improved (X) property, known as 3224 DOVERSIDE DRIVE, NASHVILLE, TN 37207
(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 8th day of October 19 99

ESTATE OF BERTHA LEE BROCK GARDNER
By: Doris Marie Merriweather
DORIS MARIE MERRIWEATHER, ADMINISTRATRIX

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 ESTATE OF BERTHA LEE BROCK GARDNER BY DORIS MARIE MERRIWEATHER, ADMINISTRATRIX

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 8th day of October, 19 99

Commission expires May 27, 2001

I. DYKE TATUM
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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

0645866

INSTRUMENT REFERENCE

99 OCT 12 PM 2:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible] $75000.00
[illegible] 333.75
[illegible] 1.00
[illegible] 2.00
[illegible] 2.00
[illegible] 334.75
[illegible] 334.75
[illegible] 1[illegible] 0001 5094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526940