Instr:200002110014028 Page: 1 OF 2
REC'D FOR REC 02/11/2000 11:16:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $421.80

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 00

Notary Public

MY COMMISSION EXPIRES: 1/22/01
(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
REGINIA L. ROWLAND (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	104-1-274
114 40th Avenue North (ADDRESS)	501 CORPORATE CENTRE DR., #400 (ADDRESS)	25W-08380
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (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, NANCY ARNETTE MCWRIGHT AND HUSBAND, ROBERT K. MCWRIGHT AND NANNIE BLANCHE ARNETTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINIA L. ROWLAND, A MARRIED PERSON

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. 27, on the Plan of part of WEST GROVE SUBDIVISION, of record in Book 421, page 67, Register's office for said County.

SAID Lot No. 27 fronts 50 feet on the easterly side of 40th Avenue North and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to NANCY ARNETTE MCWRIGHT AND HUSBAND, ROBERT K. MCWRIGHT, by Quitclaim Deed from Nannie Blanche Arnette, reserving a LIFE ESTATE, of record in Book 5870, page 222, Register's Office for DAVIDSON County, Tennessee.

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

This instrument is executed on behalf of NANNIE BLANCHE ARNETTE, by NANCY A. MCWRIGHT, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

NANNIE BLANCHE ARNETTE AND NANNIE B. ARNETTE ARE ONE IN THE SAME PERSON.

CONTINUED

unimproved ( )
This is improved (X) property, known as 114 40TH AVENUE NORTH, NASHVILLE, TN 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 our hand s this 31st day of January, 19 00

Nancy Arnette McWright
NANCY ARNETTE MCWRIGHT

Robert K. McWright
ROBERT K. MCWRIGHT

NANNIE BLANCHE ARNETTE
By: Nannie Blanche Arnette
NANCY A. MCWRIGHT, ATTORNEY-IN-FACT

Nancy A. McWright

LEGAL DESCRIPTION CONTINUATION

NANCY A. MCWRIGHT AND NANCY ARNETTE MCWRIGHT ARE ONE IN THE SAME PERSON.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

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 NANCY A. MCWRIGHT, 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 on behalf of NANNIE BLANCHE ARNETTE, as her Attorney-in-Fact, as the free act and deed of the within named NANNIE BLANCHE ARNETTE.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of JANUARY, 2000.

NOTARY PUBLIC I. DYKE TATUM

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001

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 NANCY ARNETTE MCWRIGHT AND HUSBAND, ROBERT K. MCWRIGHT AND NANNIE BLANCHE ARNETTE

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 31st day of January, 19 00.

Commission expires _____

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