WARRANTY DEED

Instr:200002280019387 Page: 1 OF 2
REC'D FOR REC 02/28/2000 4:02:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2000.

Notary Public

MY COMMISSION EXPIRES: 7-20-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main Street, Suite 201, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jettie V. Ward	Franklin American Mortgage Company	147
(NAME) 5520 Old Spanish Trail	(NAME) 501 Corporate Centre Dr. #400	15
(ADDRESS) Ocean Springs, MS 39564	(ADDRESS) Franklin, TN	122
(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, BRIAN K. MATNEY, A SINGLE MAN, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto JETTIE V. WARD, A SINGLE WOMAN , hereinafter called the GRANTEE(S), her 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. 97 on the Plan of Whispering Hills, Section I, as of record in Book 2331, page 83, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Whispering Hills Drive, at the corner of Lots 97 and 99; thence with the line between said lots, southerly 157.3 feet to a point; a corner of Lot No. 91; thence with the line between Lots 95 and 97; westerly 147 feet to a point in the easterly margin of Cherrywood Drive; thence with the margin of the same, northerly 114.6 feet to the beginning of a curve; thence around said curve, northeasterly 37.5 feet to a point in the southerly margin of Whispering Hills Drive; thence with the same easterly 91 feet to the point of beginning.

Being the same property conveyed to Brian Matney by deed from Ronald L. Milsap of record in Book 10620, page 667, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 2331, page 83, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 553 Whispering Hills Drive, Nashville, TN 37211
(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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 18th day of February, 2000.

Brian K. Matney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared BRIAN K. MATNEY, who acknowledges that he executed the foregoing instrument for the considerations therein expressed and did so as his free act and deed on this the 18th day of February 2000.

NOTARY PUBLIC

My Commission Expires: 7-20-2003