File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-2-19-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIRLEY D. SHIRLEY (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 043-02-0-A
244 Cedarwood (ADDRESS)	501 Corporate Center Drive,S/400 (ADDRESS)	PARCEL 244CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	FB #11D-31161

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, JEANNIE A. WINGO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY D. SHIRLEY, 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 Unit No. Y-244 on the Plan of Resubdivision of a portion of Phase 2 of Cedarwood Courtyard Homes, a Planned Unit Development, of record in Book 5200, Page 550, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeannie W. Allen, unmarried, by Deed from John W. Stillwell and wife, Janice A. Stillwell, of record in Book 9174, Page 877, Register's Office for Davidson County, Tennessee, and further conveyed to Jeannie W. Rein and John Rein by Quitclaim Deed from Jeannie W. Allen, of record in Book 11241, Page 205, said Register's Office. The parties were divorced by Final Decree of record in Docket No. 99D-592, Circuit Court, Davidson County, Tennessee. Said property was further conveyed to Jeannie A. Wingo by Quitclaim Deed from Jeannie W. Rein and John Rein, of record in Book 11241, Page 217, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Cedarwood Courtyard Homes, Inc., of record in Book 5495, Page 661, as amended and made applicable to Phase Two, in Book 6216, Page 434, and revised in Book 6707, Page 216, Book 9010, Page 503, and Book 9010, Page 505, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Instr:200003020020766 Page: 1 OF 2
REC'D FOR REC 03/02/2000 3:03:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $253.45

unimproved ( )
This is improved (X) property, known as 244 Cedarwood, Madison, TN 37115
(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 29th day of February, 2000

Jeannie A. Wingo
JEANNIE A. WINGO

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 JEANNIE A. WINGO, UNMARRIED

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 Brentwood, Tennessee, this 29th day of February, 2000.

Commission expires May 28, 2003

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 _____, _____.

My commission expires _____

Notary Public