WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SWORN TO AND SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Instr:200004030033191 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:06:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $266.40

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence A. Williams (NAME)	Franklin American Mortgage (NAME)	MAP 150-3
3258 Anderson Road (ADDRESS)	501 Corporate Center Dr, Ste 400 (ADDRESS)	PARCEL 104
Antioch, TN 37013 (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, Barry L. Brignac, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence A. Williams, 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:

BEING the southerly one half of Lot No. 2 on the Plan of Justin Towne, Section 1, as of record in Book 5200, Page 473, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly right of way of Anderson Road, said point being the southeast corner of Lot No. 2, thence North 55° 25' 49" West 146.83 feet to a point; thence North 44° 53' 20" East 33.33 feet to a point; thence South 58° 14' 20" East 139.95 feet to a point; thence with the westerly right of way of Anderson Road in a southerly direction 39.66 feet to the point of beginning and containing an area of 5,189 square feet more or less.

Being the same property conveyed to Barry L. Brignac and wife, Deborah H. Brignac by deed from David M. Bailey and wife, Virginia Bailey, of record in Book 8995, Page 843, Register's Office for said County. Barry L. Brignac and Deborah H. Brignac having since divorced. Property divested out of Deborah H. Brignac and vested in Barry L. Brignac by Final Decree, Fourth Circuit Court of Davidson County, Tennessee, Docket No. 97D-2196, of record in Book 11202, Page 237, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3258 Anderson Road, Antioch, TN 37013
(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 31st day of March, 2000

Barry L. Brignac

Barry L. Brignac

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 Barry L. Brignac, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of March, 2000.

Commission expires 10-25-03

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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