40-A

Instr:200004030033222 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:43:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $386.10

WARRANTY DEED

DAVIDSON COUNTY, TN
Notary Public
At
Large
LAURA MATTHEWS

October 25, 2003
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,350.00

Tammy Baldwin
Affiant

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

Laura Matthews
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa G. Bowers (NAME)	Franklin American Mortgage (NAME)	NMAP 61-15
1223 Stratford Avenue (ADDRESS)	501 Corporate Centre Dr., St.400 (ADDRESS)	PARCEL 383
Nashville, TN 37216 (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, Patricia B. Thacker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa G. Bowers

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 part of Lots Nos. 266 & 267 on the Map of Inglewood Place, a plat of which is of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Southern Land and Associates dated March 29, 1978, as follows:

Being the Easterly 51.78 feet of the Westerly 103.55 feet of Lot No. 267 and the Easterly 51.78 feet of the Southerly 85 feet of the Westerly 103.55 feet of Lot No. 266, said parts of said lots front 51.76 feet on the Northerly side of Stratford Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Patricia B. Thacker by deed from Crystal H. Goodman of record in Book 11134, page 205, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Ernest Thacker joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Patricia B. Thacker.

unimproved ( )
This is improved (X) property, known as 1223 Stratford Avenue, Nashville, TN 37216
(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 March, 2000

Patricia B. Thacker, by Karen Hoff — Attorney in Fact
Patricia B. Thacker, by Karen Hoff, Attorney in Fact

Ernest Thacker, by Karen Hoff — Attorney in Fact
Ernest Thacker, by Karen Hoff, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

Notary Public

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 acknowledged _____ to be the _____ _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ .

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia B. Thacker and husband, Ernest Thacker, and who acknowledged that she executed the same as the free act and deed of Patricia B. Thacker and husband, Ernest Thacker.

Witness my hand and official seal this 31st day of March, 2000.

Laura Matthews
Notary Public

My Commission Expires: 10-25-03

LAURA MATTHEWS
Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires