B04 /

WARRANTY DEED

TAMMY JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,900.00**

Kathryn L Franz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MARCH, 2000.**

Tammy L Jones
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn L. Franz	**First Horizon Home Loan Corporation d/b/a Sunbelt**	**150-12-A162**
(NAME)	(NAME)	
1517 Grapeleaf Way	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75234**	
(CITY) (STATE) (ZIP)	(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, **TERRENCE L. WALKER AND WIFE, SELINA L. WALKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN L. FRANZ AND HUSBAND, CHRISTOPHER N. FRANZ**, 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. 763 on the Plan of Somerset Phase V-D of record in Plat Book 7900, Page 670, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terrence L. Walker and wife, Selina L. Walker by deed from Steven C . Gagliardo of record in Book 10722, Page 793, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

Instr:200004060034641 Page: 1 OF 2
REC'D FOR REC 04/06/2000 9:14:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $580.53

unimproved
This is improved X property, known as **1517 Grapeleaf Way, 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/our hand(s)** this **30th day of March, 2000**.

Terrence L. Walker

Selina L. Walker

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 TERRENCE L. WALKER AND WIFE, SELINA L. WALKER the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **30th,** day of **March, 2000.**

Commission expires:

Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003