Instr:200004110036717 Page: 1 OF 2
REC'D FOR REC 04/11/2000 4:32:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1048.95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of April, 2000.

_____
Notary Public

My Commission Expires: 10/2/4

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joan Furman
5721 Knob Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Franklin American Mortgage Company
210 Boxmere Place
Nashville, Tennessee 37215

MAP-PARCEL NUMBERS:
103-05-0-032.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Joseph Somers, Jr. and wife, Michele Ann Somers** hereinafter referred to as Grantors, hereby transfers and conveys to **Joan Furman, an unmarried woman** hereinafter referred to as 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.77 on the plan of Hillwood Park, of record in Book 3300, Pages 27 and 28, Register's Office for said County.

Said Lot No. 77 fronts 170.05 feet on the southerly margin of Knob Road and extends back 227.1 feet on the westerly line and 232.7 feet on the easterly line to a dead line in the rear measuring 182.7 feet thereon.

Being the same property conveyed to Paul Joseph Somers, Jr. and wife, Michele Ann Somers by Warranty Deed from Charles E. Brody and wife, Cynthia Rushing Brody of record in Book 7045, Page 963, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3300, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3312, Page 104, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5721 Knob Road, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 **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 7th day of April, 2000.

Paul Joseph Somers by Michele Ann Somers attorney in fact
Paul Joseph Somers, Jr.

Michele Ann Somers
Michele Ann Somers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Ann Somers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2000.

Notary Public

My Commission Expires: 9-1-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Ann Somers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, she is the attorney in fact of Paul Joseph Somers, Jr. and is authorized by Paul Joseph Somers, Jr. to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2000.

Notary Public

My Commission Expires: 9-1-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

01548-BP