WARRANTY DEED

Instr:200004120036853 Page: 1 OF 2
REC'D FOR REC 04/12/2000 10:42:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $273.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April A.D. 2000

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES S. FOLLIS (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 53-8
210 26TH STREET (ADDRESS)	501 CORPORATE CENTRE DR. STE 400 (ADDRESS)	PARCEL 99
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (ZIP)	FRANKLIN, TENNESSEE 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, TERESA D. GORDON FOLLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. FOLLIS, 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 Lot No. 2 of Block 9 on the Map of Dabbs & Elliott Subdivision No. 1 at Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the south side of 26th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Teresa D. Follis by Quitclaim Deed of record in Book 9144, page 688, Reigster's Office for Davidson County, Tennessee, pursuant to Final Decree of Divorce, Fifth Circuit Court No. 81D-3289, of record in Book 5895, page 540, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 210 26TH STREET, OLD HICKORY, TENNESSEE 37138
(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 6th day of April, 2000.

Teresa D. Gordon Follis

TERESA D. GORDON FOLLIS

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 TERESA D. GORDON FOLLIS

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 MADISON, LARGE Tennessee, this 6th day of April, 2000.

Commission expires January 27, 2001

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