Instr:200004120037128 Page: 1 OF 2
REC'D FOR REC 04/12/2000 3:38:38PM
RECORD FEE: $10.98
M. TAX: $0.00 T. TAX: $258.63

WARRANTY DEED

LANGSTON-H00075

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:

Middle Tennessee Escrow Company, LLC

113 Hazel Path, The Southall Building

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Langston	Franklin American Mortgage	106.14.0 004.00
(NAME)	(NAME)	
1971 Gatlin Drive	501 Corporate Center Dr. # 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES DAVID WILLARD AND WIFE MELANIE WILLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANGELA LANGSTON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16 on the Plan of Raymond Heights, as of record in book1424 page 141, Register's Office for said County. Said Lot No. 16 fronts 70 feet on the North side of Gatlin Drive and runs back 146.9 feet on the north line and 140.2 feet on the east line to a dead line in the rear on which measures 100 feet.

Being the same property conveyed to Annie M. Matthews, widow, from George M. Johnson and wife Lucille B. Johnson by deed of record in Book 3462 page 627, said Register's Office. The said Annie M. Matthews having since deceased and by will recorded in Warranty Book 190 page 397 probate court for Davidson County property was divised to Marjorie Matthews Willard, who has since deceased and by will recorded in file 97P-1308, property was deeded to Charles David Willard.

unimproved ( )

This is improved (X) property, known as 1971 Gatlin Drive, Nashville, Tennessee 37210

(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 7th day of April, 2000.

Charles David Willard

Melanie Willard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Sr., a Notary Public in and for said County and State, the within named Charles David Willard and wife Melanie Willard, 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 Nashville, Tennessee, this 7th day of April 2000.

My Commission Expires: 10/9/2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 7th day of April, 2000.

My Commission Expires _____

_____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075