Realty Title 48-A

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $91,800.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2000.

Notary Public
My commission expires: 3/21/2001

Instr:200004240040319 Page: 1 OF 2
REC'D FOR REC 04/24/2000 2:45:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $339.66

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Willard Duane Loux	Franklin American Mortgage	146-8-169.
5000 Trousdale Drive	501 Corporate Centre Drive, #400	
Nashville TN 37220	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Virginia M. Hoffman and Thomas W. Tanner, as tenants in common with the right of survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willard Duane Loux, hereinafter called the Grantees, their successors 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. 240 on the Plan of Crieve Hall Estates, Section 3, of record in Book 2133, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Virginia M. Hoffman and Thomas W. Tanner, as tenants in common with the right of survivorship, by quitclaim deed from Elizabeth J. Smith, trustee, of record in Book 10190, Page 636, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5000 Trousdale Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of April, 2000.

Virginia M. Hoffman by Thomas W. Tanner Attorney in Fact
Virginia M. Hoffman

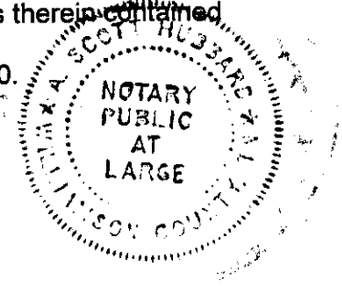
Thomas W. Tanner
Thomas W. Tanner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas W. Tanner, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of April, 2000.

Notary Public



My Commission expires 3/21/2001

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 Thomas W. Tanner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Virginia M. Hoffman and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2000.

3/21/2001
Commission expires

Notary Public

