WARRANTY DEED

Instr:200005050045515 Page: 1 OF 2
REC'D FOR REC 05/05/2000 10:27:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $355.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

TONI J. EASON NOTARY PUBLIC TENNESSEE LARUE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 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
JOSE L. ACOSTA (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 76-5
5021 ROWENA DRIVE (ADDRESS)	501 CORPORATE CENTRE DR. STE 400 (ADDRESS)	PARCEL 73 & 74
HERMITAGE, TENNESSEE 37076 (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, W. C. MCCANDLESS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSE L. ACOSTA AND WIFE, MARTHA L. ACOSTA

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. 68 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 100.0 feet on the southeasterly margin of Rowena Drive and extends back 84.93 feet on the northeasterly line and 109.23 feet on the southwesterly line to a broken line in the rear, measuring 109.69 feet thereon.

Being the same property conveyed to W. C. McCandless and wife, Wanda S. McCandless by deed of record in Book 5582, page 453, Register's Office for Davidson County, Tennessee.

ALSO:

Land in Davidson County, Tennessee, being Reserved Parcel 74 on the Plan of Hidden Hill of record in Book 4860, page 43, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to W. C. McCandless and wife, Wanda S. McCandless by deed of record in Book 5822, page 72, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5021 ROWENA DRIVE, HERMITAGE, TENNESSEE 37076
(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 28th day of April, 2000

W.C. McCandless

W. C. MCCANDLESS

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 W. C. MCCANDLESS, UNMARRIED

the bargainor _____, 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 therein contained. Witness my hand and official seal at MADISON, Tennessee, this 28th 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