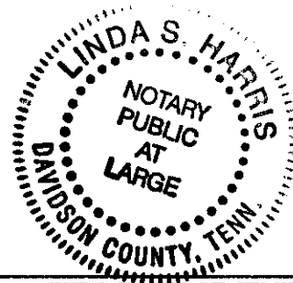
WARRANTY DEED



Instr:200006140059477 Page: 1 OF 2
REC'D FOR REC 06/14/2000 1:45:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $498.17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,640.00

X Felix Fernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Fernandez (NAME)	Franklin American Mortgage (NAME)	134-5
3444 Donna Kay Drive (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	52
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	5DU 70164

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, Michael F Ford and wife, Barbara J Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felix Fernandez and Jenny Galindo, both 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 115 on the plan of Section Four, Addition to Greenwood Hills of record in Book 5210, page 77, Register's Office for said County.

Said Lot No 115, which is a corner lot, fronts 75.10 feet on the northeasterly margin of Donna Kay Drive and fronts 85.88 feet on the southerly margin of Bolster Court, said frontages being joined by a curve having a length of 40.51 feet and extends back 107.00 feet on the northeasterly line and 114.90 feet on the southerly line to a point of intersection.

Being the same property conveyed to Michael F Ford and wife, Barbara J Ford by deed from William E Powell of record in Book 9847, page 15, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5333, page 311, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 3444 Donna Kay Drive, Nashville, Tennessee 37211
(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 our hand s this 5th day of June, 2000

Michael F. Ford
Michael F Ford

Barbara J Ford
Barbara J Ford

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 Michael F Ford and wife, Barbara J Ford

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June, 2000.

Commission expires March 27, 2004

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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