RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39079

Instr:200006270063854 Page: 1 OF 2
REC'D FOR REC 06/27/2000 11:24:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $523.55

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$141,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23RD DAY OF JUNE, 2000.

_____
Notary Public

MY COMMISSION EXPIRES: 4/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Bryant	Franklin American Mortgage	3-6-A-79
2180 Riverway Drive	501 Corporate Centre Drive, Suite 400	4D-93831
Old Hickory, TN 38138	Franklin, TN 37067	

FOR AND IN 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,

GEORGE R. DEAN, JR. AND WIFE, SHIRLEY S. DEAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER BRYANT AND WIFE, SHARON BRYANT

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:

Being Lot No. 79 on the Plat of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George R. Dean, Jr. and wife, Shirley S. Dean by Quitclaim deed from George R. Dean, Jr. of record in Book 11539, page 177 and by deed from Roy C. Forkum and wife, Deana D. Forkum of record in Book 11539, page 161 Register's Office for Davidson County, Tennessee.

This Instrument is executed on behalf of the Grantors pursuant to a Power of Attorney being placed of record with this instrument

Unimproved ( )
This is improved (X) property known as 2180 RIVERWAY DRIVE, OLD HICKORY, TN 37138
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 this 23rd day of June, 2000

George R Dean Jr by Kay McDonald, atty. in fact.
GEORGE R. DEAN, JR. BY KAY MCDONALD, ATTY. IN FACT

Shirley S. Dean by Kay McDonald, atty, in fact
SHIRLEY S. DEAN BY KAY MCDONALD, ATTY. IN FACT

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 Shirley S. Dean the bargainors 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 Nashville, Tennessee, this 23rd day of June , 2000.

Commission Expires:_____ _____
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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of June, 2000, before me personally appeared Kay McDonald to me known to be the person who executed the foregoing instrument in behalf of George R. Dean, Jr. as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said George R. Dean, Jr.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 2000.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of June, w000, before me personally appeared Kay McDonald to me known to be the person who executed the foregoing instrument on behalf of Shirley S. Dean as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Shirley S. Dean.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 2000.

My Commission expires:

9/28/2002

_____
Notary Public

ANN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.