WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 82,900.00

Sara E. Oates

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of June, 2000.

Barbara Batchko

Notary Public

MEGAN ARECHAR NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires May 8, 2004

MY COMMISSION EXPIRES: 5/8/04 Megan Arechar

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara E. Oates	Franklin American Mortgage Corp	Map 163-11-0
(NAME) 304 Ash Forge Drive	(NAME) 501 Corporate Center Drive, #400	Group B
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37069	Parcel 051.00 CO
(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 considerations, the receipt of which is hereby acknowledged, we, Barbara A. Batchko unmarried, and , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Sara E. Oates unmarried, and herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Being Lot No. 51 on the Plan of Belle Forge Village, Section 4, Second Revision, of Record in Plat Book 6250, page 51, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara A. Batchko, unmarried by Warranty Deed from H. P. Associates, a Joint Venture, of Record in Book 6974, page 448, Register's Office for Davidson County, Tennessee.

Restrictive Covenents containe in an instrument of Record in Book 6040, page 538, Book 6651, page 207 and in Book 7224, page 709, Register's Office for Davidson County, Tennesseee; Subject to all matters as shown on Plat of Record in Plat Book 6250, mpage 201, said Register's Office.

unimproved ( )
This is improved(X) property, known as 304 Ash Forge Drive Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 30th Day of June, 2000.

Instr:200007180070777 Page: 1 OF 2
REC'D FOR REC 07/18/2000 10:43:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $306.73

Barbara A. Batchko

Barbara A. Batchko

STATE OF TENNESSEE)
ss
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Barbara A. Batchko, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of June, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY
PUBLIC
AT
LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 200