RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39158

Instr:200007260073838 Page: 1 OF 2
REC'D FOR REC 07/26/2000 11:06:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Roy McCrary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/7/2003

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

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
Roy McCrary	Franklin American Mortgage	119-14-186
2904 Tuggle Avenue	501 Corporate Centre Drive, Ste. 400	6DA 32883
Nashville, TN 37211	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,

VIOLA T. SEXTON, TRUSTEE OF THE VIOLA T. SEXTON REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 27, 1995

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

ROY MCCRARY AND WIFE, SUSIE M. MCCRARY

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. 6 on the Plan of Tuggle Heights as 88of record in Book 1130, Page 90, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Viola T. Sexton, Trustee of the Viola T. Sexton Revocable Living Trust Agreement dated June 27, 1995 by deed from Viola T. Sexton f/k/a Viola T. Gray and joined by her spouse, Eldridge C. Sexton, dated June 27, 1995, and recorded in Book 9714, Page 498.

Unimproved ( )
This is improved (X) property known as 2904 TUGGLE AVE., NASHVILLE, TN 37211
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 25th day of July, 2000

Viola T. Sexton Trustee

VIOLA T. SEXTON, TRUSTEE OF THE VIOLA T. SEXTON REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 27, 1995

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 Viola T. Sexton, Trustee of the Viola T. Sexton Revocable Living Trust Agreement dated June 27, 1995 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 25th day of July, 2000.

Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN 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 _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public