**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP39223**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/00 16:06 2pgs
Fees:11.00 Taxes:273.43
20000905-0087718

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

X Randall L. Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2000

Notary Public

MY COMMISSION EXPIRES: 5/26/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 |
|---|---|---|
| RANDALL L. KEITH, UNMARRIED | FRANKLIN AMERICAN MORTGAGE | 53-3-286 |
| 1508 Berry Street | 501 Corporate Centre Drive, Suite 400 | |
| Old Hickory, TN 37138 | 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,

JAMES PAUL GORDON, AN UNMARRIED PERSON

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

RANDALL L. KEITH, 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 the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Lot No. 252, Section C, Village of Old Hickory, as shown on revised plan recorded December 28, 1949, in Book 1424, Page 130, in Register's Office for Davidson County, Tennessee; fronting 86.0 feet on Berry Street, and containing 0.15 acres, more or less.

Being the same property conveyed to James Paul Gordon, an unmarried person, by deed from Heirs of Roy L. Ray being Jackie L. Ray and Judith R. Pugh, dated January 28, 1992, recorded in Book 8537, Page 146, Davidson County Register's Office.

Unimproved ( )
This is improved ( X) property known as 1508 BERRY STREET, 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 my hand this 30th day of AUGUST, 2000

X James Paul Gordon X Barbara K Gordon
JAMES PAUL GORDON

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
JAMES PAUL GORDON, AN UNMARRIED PERSON, now married, and wife, Barbara G. Gordon
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 Nashville, Tennessee, this 30th day of August, 2000.

Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE

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STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ of the _____, the within named bargainor, and _____ and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____ and attesting the same by the said _____ as such _____.
Witness my hand and official seal at office at Nashville, Tennessee on this the day of , 2000.

My commission expires:_____

Notary Public

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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