Davidson County DEEDWARR
Recvd: 10/06/00 09:25 2pgs
Fees:11.00 Taxes:418.10

20001006-0099454

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39257

WARRANTY DEED

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2000.

Notary Public

MY COMMISSION EXPIRES:_____

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
Brian K. Flora 319 Kern Drive Nashville, TN 37211	Franklin American Mortgage 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067	147-3-32

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,

Modean G. Ayers, unmarried

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

Brian K. Flora and wife, Karen E. Flora

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. 11 on the Plan of Herbert Heights, Section II, as of record in Book 3500, page 83, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Kern Drive, at the common corner of Lots Nos. 10 and 11; thence with the line between said lots, southerly 139.52 feet to a point; thence with the line between said lots, southerly 139.52 feet to a point; thence north 85 deg. 57' west 68.21 feet to a point in the easterly margin of Foxglove Drive; thence with the margin of the same, northerly 119.70 feet to a point at the beginning of a curve; thence around said curve, northeasterly 40.22 feet to a point in the southerly margin of Kern Drive; thence with the margin of the same, easterly 53.08 feet to the beginning of a curve.

Being the same property conveyed to John H. Ayers and wife, Modean G. Ayers by Deed from James F. Love and wife, Faye Dean Love of record in Book 6395, page 53, Register's Office for Davidson County, Tennessee. The said John H. Ayers has since died.

Unimproved ( )
This is improved (X) property known as 319 Kern Drive, 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 29th day of September, 2000

Modean G. Ayers

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 Modean G. Ayers, unmarried 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 29th day of September , 2000.

Commission Expires:_____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, 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 _____self to be the _____.the within named bargainor, and corporation, and that ____he_____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the _____ day of September, 2000.

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