Davidson County DEEDWARR
Recvd: 10/12/00 08:47 2pgs
Fees:11.00 Taxes:222.00

20001012-0101219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of Richard Manson, 1314 5th Avenue North, Nashville, TN 37208
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
James W. Brown (NAME)	Franklin America Mortgage Co. (NAME)	081-12-0-106
1016 Garfield Street (STREET ADDRESS OR ROUTE NUMBER)	501 Corporate Centre Dr. Ste.400 (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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, Carol A. Taylor, unmarried

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

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 the easterly part of Lot Nos. 325 and 326, on the Town of McGavock as of record in Book 21, page 23, Register's Office of said County.

Said part of said lots fronts 49 feet on the notherly side of Scott Street and runs back between parallel lines, 100 feet to the rear line measuring 49 feet thereon.

Being the same property conveyed to Carol A. Taylor by deed from Lois C. Adefala and husband, Adawale Adefala of record in Book 10480, page 22, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as 1016 Garfield Street, Nashville, Tennessee 37208
(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 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 on this 29th day of September, 2000

Carol A. Taylor

Carol A. Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol A. Taylor, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of September, 2000

Notary Public

Commission Expires

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

The Law Office Of
Richard Manson
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