# WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 73,400.00

Robin W. Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robin W. Broadway (NAME) | Franklin American Mortgage (NAME) | 34-5A-68C0 |
| 578 Thomas Jefferson Circle (ADDRESS) | 501 Corporate Centre Drive, #400 (ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

FOR AND 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, Ramona Lisa Whitaker Kling and husband, Roger Scott Kling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin W. Broadway, 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 Davidson County, Tennessee, being Unit No. 68 on the Plan of Monticello Manor, a plat of which is of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ramona Lisa Whitaker, unmarried by deed from Kirby Clifton, Jr. and wife, Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust of record in Book 9989, page 586, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6643, page 950 , Book 6643, Page 966, Book 6823, Page 862 and Book 7824, Page 91, said Register's Office.

By-Laws of Monticello Manor of record in Book 6643, page 950, Register's Office for Davidson County, Tennessee.

Article of Incorporation of Monticello Manor, or record in Book 6643, Page 966, Register's Office for Davidson County, Tennessee.

Roger Scott Kling herein joins to convey any and all right and interest he may have; especially his marital rights.

Davidson County DEEDWARR
Recvd: 10/17/00 12:46 2pgs
Fees:11.00 Taxes:271.58

20001017-0102897

unimproved ( )
This is improved ( X ) property, known as 578 Thomas Jefferson Circle, Madison, TN 37115
(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 our hand s this 11th day of October, 2000

Ramona Lisa Whitaker Kling

Roger Scott Kling

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ramona Lisa Whitaker Kling and husband, Roger Scott Kling

the bargainor s, 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 Goodlettsville → White House, Tennessee, this 11th day of October, 2000.

Commission expires _____

STEVEN WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 24, 2004

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 _____, _____.

My commission expires _____

_____
Notary Public