WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/00 09:18 2pgs
Fees:11.00 Taxes:309.88

20001103-0109209

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula L. Branson (NAME)	Franklin American Mortgage (NAME)	162-01-F
420 Claircrest Drive (ADDRESS)	501 Corporate Centre Drive (ADDRESS)	PARCEL 47CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Franklin, Tennessee 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, Andrew R. Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paula L. Branson, 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 47 on the Plan of Clairmont, Phase 6, Condo plan of record in Plat Book 7900, page 44, and Planned Unit Development of record in Plat Book 6200, page 393, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew R. Graham by deed from Monty A. Rogers and Julie A. Rogers of record in Book 11606, page 229, re-recorded in Book 11662, page 801 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 7900, page 44, said Register's Office; and (c) master deed and bylaws of record in Book 6988, page 542, Book 7269, page 223, Book 7891, page 590, Book 8027, page 258, Book 8027, page 261, Book 8027, page 264, Book 8784, page 328, Book 8108, page 993, Book 8251, page 180, Book 7096, page 940, Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, and Book 8263, page 703 said Register's Office.

unimproved ( )
This is improved (X) property, known as 420 Claircrest Drive, Antioch, Tennessee 37013
(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 this 2nd day of November, 2000

Andrew R. Graham

Andrew R. Graham

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 Andrew R. Graham

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 2nd day of November, 2000.

Commission expires _____

Notary Public

Exp 03/24/2001

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