02

Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 03-21-01

Affiant

Subscribed and sworn to before me, this 1st day of November, 2000.

Notary Public
My commission expires: 03/21/01

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Phillip G. Mosley	Franklin American Mortgage	150-11 040
3224 Towne Village Road	501 Corporate Centre, #400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christine I. Goodwin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phillip G. Mosley and wife, Tempra A. Mosley, hereinafter called the Grantees, their successors 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. 127 on the Plan of Section Two, Towne Village of the Country, of record in Book 5200, Pages 176 and 177, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Christine I. Goodwin, married, by deed from Gina A. Pitts, unmarried, dated June 26, 1997, recorded in Book 10510, Page 323, said Register's Office. Subject property has not been the marital residence of grantors.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3224 Towne Village Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of November, 2000.

Christine I. Goodwin

Betty Jo Maxwell Attorney in fact

Davidson County DEEDWARR
Recvd: 11/07/00 13:08 2pgs
Fees:11.00 Taxes:333.00

20001107-0110587

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Townsend, 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 herein contained, and who further acknowledged that she is the attorney in fact for Christine I. Goodwin and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of November, 2000.

3/21/2001
Commission expires

Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
03-21-01