WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

G-5599-E

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew S. Mangrum (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 52-2
228 Randy Road (ADDRESS)	501 Corporate Centre Dr., Ste 400 (ADDRESS)	PARCEL 230
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37067 (CITY) (STATE) (ZIP)	11D44875

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, Morris E. Fowler and wife, Brenda J. Fowler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew S. Mangrum, married

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. 38 on the Plan of Rainbow Terrace, Section 5, as of record in Book 2133, page 72, said Register's Office.

Said Lot No. 38 fronts 90 feet on the westerly margin of Randy Road and fronts 411.0 feet on the northerly margin of Yowell Avenue, said frontages being joined by a curve having a radius of 39.64 feet, and runs back 115 feet on the westerly lot line and runs back 411.2 feet on the northerly lot line to a point of intersection.

Being the same property conveyed to Morris E. Fowler and wife, Brenda J. Fowler, by deed from Jerry M. Hargis and wife, Ann Hargis, and Robert Evans and wife, Bonnie S. Evans, of record in Book 6964, page 300, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/01/00 15:18 2pgs
Fees:11.00 Taxes:310.43

20001201-0118252

unimproved ( )
This is improved (X) property, known as 228 Randy Road, 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 30th day of November, 2000

Morris E. Fowler

Brenda J. Fowler

DCTN01WC

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 Morris E. Fowler and wife, Brenda J. Fowler

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, Tennessee, this 30th day of November, 2000

Commission expires 10-21-03

Notary Public

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