Davidson County DEEDWARR
Recvd: 12/27/00 08:27 2pgs
Fees:11.00 Taxes:752.95
20001227-0125855

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 203,500.00

Janet A. Keenan
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 21st day of December, 2000

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
JANET A. KEENAN 118 Forest Place Circle Nashville, Tennessee 37215	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 131-5-C PARCEL 118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THREE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 203,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, AMELIA Y. SHAFFER, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JANET A. KEENAN, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 118, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Amelia Ellen Yarbro, unmarried, by deed from Kevin P. Haggerty, unmarried, of record in Book 10844, page 200, Register's Office for Davidson County, Tennessee; the said Amelia Ellen Yarbro having since married Vance Bryan Shaffer and is now known as Amelia Y. Shaffer.

VANCE BRYAN SHAFFER, spouse of Amelia Y. Shaffer, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 118 Forest Place Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of The Hillsborough of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of December, 2000.

AMELIA Y. SHAFFER

VANCE BRYAN SHAFFER

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 AMELIA Y. SHAFFER and VANCE BRYAN SHAFFER, the bargainors, 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 this 21st day of December, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public