WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/01 12:17 2pgs
Fees:11.00 Taxes:510.60

20010214-0014242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
V. Kendell Poole	Franklin American Mortgage Co.	75
(NAME)	(NAME)	
4539 Baton Rouge Drive	501 Corporate Centre Dr., Ste.400	4
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Franklin, TN 37067	67
(CITY) (STATE) (ZIP)	(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, Wendell L. Poole and wife, Joann Poole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO V. Kendell Poole and wife, Tammy M. Poole

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. 300 on the Plan of Tulip Grove, Section Five, as of record in Plat Book 4175, Page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wendell L. Poole and wife, Joann Poole by deed from Lois Maston Moody, unmarried of record in Book 10625, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 4539 Baton Rouge Drive, Hermitage, Tennessee 37076
(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, this 30th day of January, 2001

Wendell L. Poole

Joann Poole

Joann Poole

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 Wendell L. Poole and wife, Joann Poole

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 Brentwood, Tennessee, this 30th day of January, 2001.

Commission expires 3-2-04

LINDA B. HARRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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