Davidson County DEEDWARR
Recvd: 02/27/01 07:59 2pgs
Fees:11.00 Taxes:283.05

20010227-0017813

STATE OF TENNESSEE 10873
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

**THIS INSTRUMENT WAS PREPARED BY**
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

| NAME AND ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Amy C. Staggs | Franklin American Mortgage Company | 86-14-A-247CO |
| (NAME) | (NAME) | |
| 247 Thistle Lane | 501 Corporate Centre Drive, #400 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Hermitage, TN 37076 | Franklin, TN 37067 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Luis Angelo Medina and wife, Kelly L. Medina

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy C. Staggs, 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 No. 247 on the Plan of Hermitage Meadows Subdivision, Stage 3, of record in Plat Book 6250, page 300, Register's Office for said County, to which reference is made for a complete description.

BEING the same property conveyed to Luis Angelo Medina and wife, Kelly L. Medina by deed from Elbert Carl Robertas and wife, Brenda J. Roberts, filed of record in Book 10873, page 284, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 247 Thistle Lane, Hermitage, TN 37076

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 their hands this 23rd day of February, 2001.

Luis Angelo Medina

Kelly L. Medina
Kelly L. Medina

10873

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Luis Angelo Medina and wife, Kelly L. Medina 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 at Nashville, Tennessee, this 23rd day of February, 2001.

My commission expires 11/27/04

Notary Public