Davidson County DEEDWARR
Recvd: 03/05/01 11:38 2pgs
Fees:11.00 Taxes:308.95

20010305-0020357

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $83,500.00

Stephanie R Floyd
Affiant

Subscribed and sworn to before me, this 26 day of February, 2001.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenyon J. Floyd	Franklin American Mortgage Co.	83-12/153.00
809 Mitchell Road	501 Corporate Centre Drive, Suite 400	
Nashville TN 37206	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ralph E. Bland, Executor for the Estate of Thelma G. Bland, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kenyon J. Floyd and wife Stephanie R. Floyd hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 193 on the Plan of Rosewood Heights, Section 5, of record in Book 2331, Page 39, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to James E. Bland, and wife, Thelma G. Bland by deed from James S. Jones, and Charles R. Land of record in Book 2488, Page 551, Register's Office for Davidson County, Tennessee. Subsequently James E. Bland having died and title having vested in Thelma G. Bland as surviving tenant by the entirety . Thelma G. Bland having now died and title having vested in Ralph E. Bland, Executor for said Estate with the power to sell said property by will of record in Docket No. 01P-73, Seventh Circuit Court, Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Rosewood Heights, Section 5, of record in Book 2331 Page 39, Register's Office for Davidson County, Tennessee

This property is improved property known as 809 Mitchell Road, Nashville, Tennessee 37206-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 26R day of February, 2001.

Estate of Thelma G. Bland

By: Ralph E. Bland, Executor
Ralph E. Bland, Executor

Jerry W. Bland, Heir

By: Ralph E. Bland, Attorney-In-Fact
Ralph E. Bland, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Ralph E. Bland, with whom I am personally acquainted, and who acknowledged herself to be the Executor of the Thelma G. Bland Estate, the within named bargainor, and as such Executor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Thelma G. Bland Estate.

Witness my hand, at office, this 26R day of Febry, 2001.

Notary Public

My Commission expires: 4/20/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26R day of February, 2001, before me personally appeared Ralph E. Bland to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry W. Bland acknowledged that such person executed the same as the free act and deed of Jerry W. Bland

Notary Public

My Commission expires 4/20/03