Realty Title 48-A
03

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 03/09/01 13:29 2pgs
Fees:11.00 Taxes:610.50
20010309-0022765

WARRANTY DEED

THIS INDENTURE, made this 18th day of September, 2001 between **PATRICK J. HEALY AND WIFE, JACQUELINE L. HEALY** of **DAVIDSON** County, Tennessee, First Parties, and

Terrence O. Reed

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Patrick J. Healy and wife, Jacqueline L. Healy

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 63 ON THE PLAN OF PENINSULA POINT, SECTION ONE, OF RECORD IN BOOK 9700, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
*

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

JACQUELINE L. HEALY

PATRICK J. HEALY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JACQUELINE L. HEALY**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of Sept, 2001.

Notary Public
Printed name: Grastine Garrett

My commission expires: Feb 3, 2002
(NOTARY SEAL)

GRASTINE GARRETT
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-03-2002

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PATRICK J. HEALY**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of April, 2001.

GRASTINE GARRETT
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-03-2002

My commission expires: Feb 3 2002
(NOTARY SEAL)

Grastine Garrett
Notary Public
Printed name: Grastine Garrett

PROPERTY OWNER:
Terrence O. Reed
3905 Waterford Way
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Franklin American Mortgage Company
501 Corporate Centre Drive
Franklin, TN 37067

CLT#_____

Map & Parcel No: 137-13-0-A 063.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 165,000.00.

Terrence O. Reed (AFFIANT)

Subscribed and sworn to before me, this 28th day of February, 2001

Diane K. Hornsby
Notary Public
Printed Name Diane K. Hornsby

My commission expires 3/28/2002

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

_____
Notary Public
Printed Name_____

My commission expires _____

*Being the same property conveyed to Patrick J. Healy and wife, Jacqueline L. Healy by deed from Butler Builders, LLC, of record in Book 10295, Page 939, Register's Office for Davidson County, Tennessee.