Bk 56

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 04/16/01 16:27 2pgs
Fees:11.00 Taxes:347.80

20010416-0036991

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Woodrow & Wanda Mays-Sales
305 Melpar Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Franklin Mortgage Funding
25800 Northwestern Hwy.
Southfield, MI 48075

Tax Map : 148-13-30

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Robert J. Alley and Lynda Marie Alley,** hereinafter called the **Grantor**, does hereby convey unto **Woodrow Sales and wife, Wanda Mays-Sales** , hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 80 on the Plan of Locustwood, Section Three, as of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Alley and wife, Kimberly Denise Alley by deed of record in Book 9522, Page 311, said Register's Office and further conveyed to Robert John Alley, unmarried, by Quitclaim Deed of record at Instrument No. 200002180016703, said Register's Office.

Robert J. Alley and Robert John Alley are one and the same person.

This conveyance is subject to all matters, including restrictions and easements appearing of record in said Register's Office.

This is improved property known as 305 Melpar Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set my hand and seal this 6th day of April, 2001.

Robert John Alley

Lynda Marie Alley

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Robert John Alley and Lynda Marie Alley, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 6th day of April, 2001.

Notary Public in and for the
State of Tennessee

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Wanda Mays-Seales
Affiant

Sworn and subscribed before me on 4-6, 2001.

Notary Public

My Commission Expires: 2-20-05

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE