THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 04/16/01 17:10 2pgs
Fees:11.00 Taxes:297.85
20010416-0037057

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
David A. Marsh 176 Park Circle Old Hickory, TN 37138	Franklin Mortgage Funding, Inc 25800 N. Western Hwy S-875 Southfield, MI 48075	53-12-49 LW 7380

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,

David L. White Jr. and wife, Carol J. White

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David A. Marsh and wife, Theresa L. Marsh

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 Number 43, and the east part of Lot No. 42 of Block "A" on the Map of Subdivision No. 3 on the Plan of Life & Casualty Insurance Company Property, of record in Plat Book 974, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEGINNING at a point in the southerly margin of Park Circle at the corner of Lots 43 and 44; thence with the line between said lots southerly 175 feet to a point; thence westerly 120 feet to a post at the corner of Lots 41 and 42; thence northeasterly 30 feet to a point; thence northwesterly 171.6 feet to the southerly margin of Park Circle; thence with the margin of the same easterly 90.5 feet to the point of beginning.

Being the same property conveyed to David L. White Jr. and wife, Carol J. White by Deed of record in Book 5933, Page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 176 Park Circle Old Hickory, TN 37138

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 HANDS THIS 10th day of April, 2001

David L. White, Jr. David L White Jr

Carol J. White Carol J White

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, David L. White Jr. and wife, Carol J. White

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 10th day of April, 2001

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of April, 2001

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.