B0436

STATE OF TENNESSEE
COUNTY OF Davidson

11117

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF April, 2001.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires November 29, 2001
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 05/07/01 16:18 3pgs
Fees:15.00 Taxes:939.80

20010507-0047094

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

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery M. Beemer	Franklin American Mtge. Co.	142-16-A-4 CO
(NAME)	(NAME)	
513 London Way	501 Corporate Centre Dr.#400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37221	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, Richard T. Tanner and wife, Diane R. Tanner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY M. BEEMER UNMARRIED AND WENDY B. BRANDON, 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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 513 London Way, Nashville, TN 37221

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 hand s this 30th day of April, 2001.

Richard T. Tanner

Diane R. Tanner

11117

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Richard T. Tanner and wife, Diane R. Tanner

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 30th day of April, 2001.

My commission expires 1/25/03

Ollie Mai Parsley
Notary Public

NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Devon Park, Phase One, as of record in Book 5200, pages 670-672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard T. Tanner and wife, Diane R. Tanner, by deed from James E. McGean, an unmarried person, as of record in Book 9749, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions and restriction filed in Book 6176, page 7; Book 6541, page 542 and Book 6967, page 156; By-Laws for Homeowners Association, filed in Book 8276, page 53; Easement in Book 6145, page 252 and all matters as shown on the recorded plat.