WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/01 11:53 2pgs
Fees:11.00 Taxes:314.50

20010514-0049480

G-6323-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Susan Magnuson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: 5-26-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda G. Springer	Franklin American Mortgage	MAP 60-16
(NAME)	(NAME)	
2827 Alhambra Circle	501 Corporate Centre Dr. #400	PARCEL 53
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	FB 12DZ-7375
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Frances DeWire, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda G. Springer, 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Capital View Subdivision of record in Book 974, pages 52 and 53, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frances Dewire, unmarried, by deed from Phillip L. Dewire and wife, Faye R. Dewire and Faye D. Carnahan and husband, james E. Carnahan, of record in Instrument No. 200104100035271, Register's Office for Davidson County, Tennessee.

Faye D. Carnahan executes this document as Attorney-in-Fact for Frances DeWire, pursuant to Durable Power of Attorney recorded simultaneously herewith* in the Register's Office for Davidson County, Tennessee.

*Instrument # 20010514-0049479

unimproved ( )
This is improved (X) property, known as 2827 Alhambra Circle, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of May 2001

x Frances DeWire by Faye D. Carnahan

Frances DeWire by: Faye D. Carnahan, Attorney-in-Fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FAYE D. CARNAHAN to me known to be the person who executed the foregoing instrument in behalf of FRANCES DEWIRE, and acknowledged that she executed the same as the free act and deed of the said FRANCES DEWIRE.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of May, 2001.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____