WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of May, 2001.

Notary Public

MY COMMISSION EXPIRES: 9

(AFFIX SEAL)

Record & Return To:
Baldwin Title

Davidson County DEEDWARR
Recvd: 05/23/01 10:36 2pgs
Fees:11.00 Taxes:332.63

20010523-0053390

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Katherine Arnold	Franklin American Mortgage	Map 52-02-0
(NAME)	(NAME)	
351 Lanier Drive	501 Corporate Centre Drive, #400	MAP 52-02-0
(ADDRESS)	(ADDRESS)	Parcel 028.00
Madison, TN 37115	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Martha Elizabeth Evans, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Katherine Arnold, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the North 20 feet of Lot No. 3, and the South 40 feet of Lot No. 4, Block "F", on the Revised plan of Rainbow Terrace Subdivision, as of Record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert C. Evans and wife, Martha Elizabeth Evans from Howard K. Slagle and wife, Nellie M. Slagle by Warranty Deed of record in Book 2273, page 179, Register's Office of Davidson County, Tennessee. The said Robert C. Evans having since died.

Subject to any and all matters as shown on the plat of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 351 Lanier Drive Madison TN 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 16th Day of May, 2001.

Martha Elizabeth Evans

Martha Elizabeth Evans

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson County)

Before me, the undersigned Notary Public, personally appeared Martha Elizabeth Evans, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th Day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT 6, 200