Davidson County DEEDWARR
Recvd: 06/28/01 13:23 2pgs
Fees:11.00 Taxes:672.11

20010628-0068596

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Hattan
Order No.: 12897

4030706

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Daniel R. & Bonnie M. Marshall	FRANKLIN AMERICAN MORTGAGE
(Name)	(Name)
1249 Andrew Donelson Drive	501 Corporate Centre Dr.,St 400
(Street Address or Route Number)	(Street Address)
Hermitage, Tennessee 37076	Franklin, TN 37-67
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Kelly J. Hattan and wife, Lori A. Hattan (hereinafter referred to as Grantor, whether one or more) by Daniel R. Marshall and wife, Bonnie M. Marshall (hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

BEING Lot No. 49 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelly J. Hattan and wife, Lori A. Hattan by deed from Frank Batson Homes, Inc. of record in Book 11168, Page 955, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 75-11-A-44CO

Unimproved ( )
This is improved (x) property, known as 1249 Andrew Donelson Drive
(House Number) (Street) (P.O. Address)

Hermitage
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12 day of May, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly J. Hattan

Lori A. Hattan

STATE OF PA

COUNTY OF Lebanon

Personally appeared before me, Christine F. Stewart, a Notary Public in and for said County and State, Kelly J. Hattan, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Palmyra, PA, this 12 day of May, 20 01.

My Commission Expires:

NOTARIAL SEAL
CHRISTINE F. STEWART, Notary Public
Palmyra Boro, Lebanon County, PA
My Commission Expires May 17, 2003

Christine F. Stewart
Notary Public

COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

STATE OF Pa.

COUNTY OF Lebanon

Personally appeared before me, Christine F. Stewart, a Notary Public in and for said County and State, Lori A. Hattan, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Palmyra, PA, this 12 day of May, 20 01.

My Commission Expires:

NOTARIAL SEAL
CHRISTINE F. STEWART, Notary Public
Palmyra Boro, Lebanon County, PA
My Commission Expires May 17, 2003

Christine F. Stewart
Notary Public

COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $181,650.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Barbara McGee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 22nd day of June, 20 01.

My Commission Expires: 5/28/03
(Affix Seal)

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Sharon L. Riney
Notary Public