21-400

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/01 19:12 2pgs
Fees:11.00 Taxes:381.10
20010702-0070200

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Associates, 4000 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel T. Armstrong (NAME) | Franklin American Mortgage (NAME) | |
| 581 Michelle Drive (ADDRESS) | 501 Corporate Drive, Suite 400 (ADDRESS) | 162-11-0-022 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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, Richard Cole Huffman and wife, Lynn S. Huffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel T. Armstrong and Lisa D. Owen

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:

BEING Lot No. 70, on the Plan of Whittemore Valley, Section 4, of record in Plat Book 6250, Page 873, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Cole Huffman and wife, Lynn S. Huffman by deed from Willard P. Foster, unmarried of record in Book 10230, Page 820, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved ( X ) property, known as 581 Michelle Drive, Antioch, TN 37013
(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 our hand S this 12th day of April, 2001

Richard Cole Huffman

Richard Cole Huffman

Lynn S. Huffman

Lynn S. Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Cole Huffman and wife, Lynn S. Huffman

the bargainor s, 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 Hermitage, Tennessee, this 12th day of April, 2001.

Commission expires 7/26/03

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public