21-1-882

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/01 14:04 2pgs
Fees:13.00 Taxes:454.73

20010917-0100529

G-6994-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August, 2001

NOTARY PUBLIC AT LARGE SUZANNE EGGERS RUTHERFORD, TENNESSEE

Notary Public

MY COMMISSION EXPIRES May 23, 2005
(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
Daniel R. Proctor	FRANKLIN AMERICAN MORTGAGE COMPANY	MAP 51-12
(NAME)	(NAME)	
424 Bluegrass Avenue	501 CORPORATE CENTRE DRIVE, SUITE 400	PARCEL 92
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	FRANKLIN, TN 37067	
(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, Sidney Ray Naylor and wife, Debra Ann Naylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel R. Proctor, 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 and more particularly described as follows:

BEING Lot 29 on the plan of Montague Park Subdivision of Tracts 27 to 32, inclusive, as of record inclusive, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot 29 fronts 118.8 feet on the southerly side of Blue Grass Avenue and runs back 187.5 feet on the easterly line and 188 feet, more or less, on the westerly line to the northerly line of Lot 34, measuring 125 feet thereon.

Being the same property conveyed to Sidney Ray Naylor and wife, Debra Ann Naylor by deed from A. Gregory Hyde and wife, Pauline F. Hyde of record in Book 6552, Page 698, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 424 Bluegrass Avenue, 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 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 31st day of August, 2001

X Sidney Ray Naylor

X Debra Ann Naylor

DCTN01WC

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 Sidney Ray Naylor and wife, Debra Ann Naylor

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 Goodl[redacted]ville, Tennessee, this 31st day of August, 2005.

Commission expires 1/19/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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