WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 09/18/01 15:38 3pgs
Fees:18.00 Taxes:610.50

20010918-0101153

G-6932-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

X Thomas R. Massey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2001

Bertie J. Whitaker
Notary Public

NOTARY PUBLIC LAKE

MY COMMISSION EXPIRES: 10-25-03
(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
Thomas R. Massey (NAME)	Franklin American Mortgage Co. (NAME)	MAP 11
3226 Freeman Hollow Road (ADDRESS)	501 Corporate Centre Dr, Ste 400 (ADDRESS)	PARCEL 108
Goodlettsville, TN 37072 (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, Jackie W. Tatum and wife, Faye Ayers Tatum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Massey and wife, Gail A. Massey

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:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 4 on a survey by Bruce Rainey & Associates, Surveyors, No. 823, dated April 28, 1986, Job No. 83-047, as follows:

BEGINNING at an existing iron pipe in the easterly margin of Freeman Hollow Road, said point being generally northwest from the intersection of Freeman Hollow Court, the following calls and distances; North 34 degrees 58' 06" West 344.12 feet, North 06 degrees 52' 59" West 99.90 feet; North 48 degrees 48' 28" West 128.17 feet to the said existing iron pipe; thence continuing with said margin of said road, North 19 degrees 42' 34" West 64.05 feet to a point; thence North 09 degrees 30' 57" West 68.76 feet to a point; thence North 03 degrees 22' 34" West 83.52 feet to a point; thence North 01 degrees 02' 15" East 50.02 feet to a point; thence North 85 degrees 32' 22" East 1,309.91 feet to an iron pin; thence South 03 degrees 02' 03" east 146.57 feet to an iron pin; thence South 86 degrees 57' 57" West 810.32 feet to an existing iron pin; thence North 53 degrees 33' 21' West 70.70 feet to an existing iron pin; thence South 31 degrees 37' 47" West 158.34 feet to an existing iron pin; thence North 69 degrees 34' 04" West 58.30 feet to an iron pin; thence South 10 degrees 14' 14" west 83.30 feet to an existing iron pin; thence South 85 degrees 38' 19" West 258.94 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Jackie W. Tatum and wife, Faye Ayers Tatum by deed from M. E. Ayers and wife, Wilma Ayers of record in Book 4923, Page 476, Book 6021, Page 113 and Book 6883, Page 519, Register's Office for

CONTINUED

This is improved (X) unimproved ( ) property, known as 3226 Freeman Hollow Road, Goodlettsville, TN 37072
(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 14th day of September, 2001

X Jackie W. Tatum
Jackie W. Tatum

X Faye Ayers Tatum
Faye Ayers Tatum

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 Jackie W. Tatum and wife, Faye Ayers Tatum

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 Goodlettsville, Tennessee, this 14th day of September, 2001

Commission expires 10-25-03

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

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee and by Quitclaim Deed from Charlie B. Lawrence, and wife, Rebecca Schauer Lawrence to Jackie W. Tatum, and wife Alice Ayers Tatum of record in Instrument No. 20010906-0096793, Register's Office for Davidson County, Tennessee.