WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 3-11-2003
(AFFIX SEAL)

NOTARY PUBLIC SUMNER CO. TN LARGE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew E. Deeb (NAME)	Franklin American Mortgage Co. (NAME)	MAP 072-04
1425 Ardee Avenue (ADDRESS)	501 Corporate Center Dr. Ste 400 (ADDRESS)	PARCEL 244
Nashville, TN 37216 (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, Peter Neff and wife, Anne Neff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew E. Deeb and wife, Elizabeth H. Deeb

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, described as follows to wit:

BEING the southerly 50 feet of Lot No. 29 and the northerly 15 feet of Lot No. 30 of Block "E" on the Map of Country Club Estates as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 29 and 30 front together 65 feet on the northeasterly side of Ardee Avenue, formerly Mildred Avenue, and runs back between parallel lines 175 feet to a dead line.

BEING all of the same property conveyed to Peter Neff by Warranty Deed dated June 02, 1995, from Richard Allen Thurman and wife, Brenda L. Thurman, of record in Book 9694, page 707, Register's Office for Davidson County, Tennessee.

Anne Neff joins in this conveyance for the purpose of conveying all right, title and interest, in and to said property marital or otherwise.

This conveyance is subject to taxes for the year 2001, and subsequent years, and any restrictive covenants and easements of record.

Davidson County DEEDWARR
Recvd: 10/22/01 15:03 2pgs
Fees:13.00 Taxes:314.13

20011022-0115098

unimproved ( )
This is improved (X) property, known as 1425 Ardee Avenue, Nashville, TN 37216
(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 4th day of October 2001

X _____
Peter Neff

X _____
Anne Neff

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 Peter Neff and wife, Anne Neff

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 4th day of October

Commission expires 3-11-2003

KRISTY HOWER NOTARY PUBLIC Notary Public AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 3/11/2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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