RETURN TO:

Davidson County DEEDWARR
Recvd: 12/20/01 11:02 2pgs
Fees:13.00 Taxes:540.20

20011220-0140581

AMERICAN TITLE COMPANY, INC.
125 Glancy Street
Goodlettsville, TN 37072

WARRANTY DEED

TRACY A. HOBBY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires NOV. 7, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 20 01

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance A. Jackson	HomeComings Financial Network, Inc	MAP #135-6-0-A
(NAME)	(NAME)	
2165 Forge Ridge Circle	6525 Morrison Blvd. #333	PARCEL #17
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 28211	
(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, Paul R. Conner and wife, Susan Conner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrance A. Jackson, 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:

BEING Lot No. 17, on the Plan of Resubdivision of Lot 1, Forge Ridge, Franklin Limestone Road, of record in Plat Book 9700, Page 295 and 296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul R. Conner, unmarried, by deed from Frank Batson Homes, Inc., of record in Book 10668, Page 385, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10284, Page 937; Book 10284, Page 958, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 295 & 296, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5543, Page 800, said Register's Office; (4) Easements of record in Book 1083, Page 274 and Book 1129, Page 253, said Register's Office; (5) Storm Water Detention Agreement of record in Book 10757, Page 400, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2165 Forge Ridge Circle, Nashville, TN 37217
(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 10th day of December, 20 01

Paul R. Conner

Paul R. Conner

Susan Conner

Susan Conner

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 Paul R. Conner and wife, Susan Conner

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 Nashville Tennessee, this 10th day of December 20 01

Commission expires 3/29/03

Notary Public

NOTARY PUBLIC AT LARGE

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The said Susan Conner joins in this conveyance to convey any and all marital interest she may have in said property.