21-1261

Davidson County DEEDWARR
Recvd: 01/10/02 10:32 2pgs
Fees:13.00 Taxes:619.75

20020110-0003914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 23, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Franklin American Mortgage Company (NAME)	114-14A-86.00CO
713 Woodland Way (ADDRESS)	501 Corporate Centre Drive Suite 400 (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Franklin Tennessee 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, Donna L. Moore, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James I Davis, II, an unmarried man and Mary L. Avery, an unmarried woman

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, BEING Lot No. 86 on the Plan of Section One, Woodland Forest, of record in Plat Book 6900, page 534-536 and Boundary Plat of record in Book 6900, Page 443, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donna L. Moore, by deed from Eric C. Osborne, unmarried, of record in Instrument No. 200009080089248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2002 and subsequent years, easements, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 713 Woodland Way, Nashville, Tennessee 37209
(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 my hand this 31st day of December, 2001

Donna Lynn Moore By Eric D Moore

Donna L. Moore

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 Donna L. Moore, an unmarried woman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of December, 2001.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, ~~JOYCE JORDAN~~ Gregory S. Perrone a Notary Public within and for the State and County aforesaid, personally appeared EDWARD O. MOORE with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of DONNA LYNN MOORE (Donna L. Moore) and who acknowledged that HE executed the same as the free act and deed of said DONNA LYNN MOORE (Donna L. Moore)

Witness my hand and official seal at BRENTWOOD, TENNESSEE this 31st day of DECEMBER, 2001.

My Commission expires: ~~11-29-03~~ 3-29-03

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

WARRANTY DEED

FROM

Donna L. Moore

TO

Jayne Davis and Mary Avery

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027