WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/02 14:52 2pgs
Fees:13.00 Taxes:312.65

20020122-0008608

WILSON & WEISS TITLE ASSOCIATES, LLC
100 EXECUTIVE CENTER DR.
SUITE 150
GOODLETTSVILLE, TN 37027

B-2575

DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
SARAH TYLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: 7/24/03
(AFFIX SEAL)

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
Sandra D. Muse (NAME)	Franklin American Mortgage Co. (NAME)	MAP 071-12
1805 Joy Circle (ADDRESS)	501 Corporate Center Dr.Ste 400 (ADDRESS)	PARCEL 045
Nashville, TN 37207 (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, Charlotte Smith Watson and Nancy Juanita Smith Caldwell Jordan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra D. Muse, 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, being Lot No. 55 on the Plan of Joywood as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Charles B. Smith and wife, Walton E. Smith by Warranty Deed from Charles R. Hazelwood and wife, Mary K. Hazelwood of record in Book 2148, page 347, Register's Office for Davidson County, TN. The said Charles B. Smith having predeceased the said Walton E. Smith. Walton E. Smith, a/k/a Ellie Walton Peek Smith, having since died on September 2, 2001, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Ellie Walton Peek Smith, Docket #01UP72 in the Probate Court for Davidson County, Tennessee, said property was devised to Charlotte Smith Watson and Nancy Juanita Smith Caldwell Jordan, also being her only heirs-at-law.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1805 Joy Circle, Nashville, TN 37207
(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 8th day of January 2002

Charlotte Smith Watson

Charlotte Smith Watson

Nancy Juanita Smith Caldwell Jordan

Nancy Juanita Smith Caldwell

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 Charlotte Smith Watson and Nancy Juanita Smith Caldwell

the bargainor, _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of January, 2002.

Commission expires 10-25-03

Mary Burkhart
Notary Public

MARY BURKHART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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