22-1-208

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Return to:
LENDER'S TITLE and ESCROW, LLC
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF April, 2002
Notary Public
MY COMMISSION EXPIRES: 9/24/05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Kate Birch (NAME)	Franklin American Mortgage (NAME)	117-15-O-A-012.00
1900 Richard Jones Road, #X-12 (ADDRESS)	2501 Corporate Centre Drive, #400 (ADDRESS)	CO
Nashville, Tennessee 37215 (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, Regina E. Johnson, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany Kate Birch

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 Parcel No. 12, being Unit No. TH-C-4, in a Horizontal Property Regime on the Plan of Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of such Unit.

BEING the same property conveyed to Regina E. Johnson by deed from Howard Patrick Horton and wife, Pleta J. Horton, of record in Book 10521, page 77, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/09/02 09:13 2pgs
Fees:13.00 Taxes:438.45
20020409-0043206

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road, #X-12, Nashville, Tennessee 37215
(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 3rd day of April, 2002

Regina E. Johnson

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 Regina E. Johnson, an unmarried person

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 Nashville, Tennessee, this 3rd day of April, 2002.

Commission expires 5-4-03

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