STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES



Davidson County DEEDWARR
Recvd: 04/12/02 14:20 2pgs
Fees:13.00 Taxes:258.63

20020412-0045727

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alvin J. Myles, an unmarried man (NAME)	Franklin American Mortgage (NAME)	95-5-7
1921 Dahlia Circle (STREET ADDRESS OR ROUTE NUMBER)	501 Corporate Center Drive (STREET ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (P.O. ZIP)	Suite 400 (CITY)(STATE) (ZIP)	

FOR AND IN 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, **Kenneth E. Farler, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alvin J. Myles, an unmarried man**, 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. 51, on the plan of Dahlia Gardens, as of record in Book 2663, page 93 in the Register's Office of Davidson County, Tennessee.

Said Lot No. 51 fronts 55 feet on the northeasterly side of Dahlis Circle and extends back 352.3 feet on the westerly line and 175.6 feet feet on the southerly line to a dead line measuring 416 feet thereon.

Being the same property conveyed to Kenneth E. Farler and wife, Lynn M. Farmer, by Deed of Record in Book 7752, Page 203, and Quit Claim Deed from Lynn M. Farler to Kennteh E. Farler of record in Instrument No. 20020412-0045725 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

The signature of Kenneth F. Farler is signed by his duly appointed attorney-in-fact Ann F. Parsons , pursuant to the Power of Attorney of record in Record Book *, page _____, said Register's Office.

* 20020412-0045726

This is improved (XX) property, known as 1921 Dahlia Circle, Nashville, TN 37210.

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. Whenever 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/our hand(s) this 29th day of March, 2002.

Kenneth E. Farler by Ann F. Parsons P.O.A.

Kenneth E. Farler By: Ann F. Parsons, Attorney-in-fact

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 Kenneth E. Farler, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of March, 2002.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of March, 2002.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ann F. Parsons, attorney-in-fact for Kenneth E. Farler , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

CAROLYN BAKER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Witness my hand, at office, this 29th day of March, 2002.

My Commission Expires: 1-22-06 Carolyn Baker
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282