Davidson County DEEDWARR
Recvd: 04/16/02 10:21 3pgs
Fees:18.00 Taxes:357.05

20020416-0046868

STATE OF TENNESSEE
COUNTY OF Davidson

12060

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 2002.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren G. Foster	Franklin American Mortgage Company	83-8-149
(NAME)	(NAME)	
611 Rosebank Avenue	501 Corporate Centre Drive, #400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(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, Mark Allen Anderson and wife, Katherine J. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauren G. Foster

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 611 Rosebank Avenue, Nashville, TN 37206

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 their hand s this 20th day of March, 2002.

Mark Allen Anderson
by Jo Rotts atty in fact

Katherine J. Anderson
by Jo Rotts atty in fact

12060

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Mark Allen Anderson and wife, Katherine J. Anderson the bargainors, 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 20th day of March, 2002.

My commission expires 1/25/2003

Notary Public Ollie Mai Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2002, before me personally appeared Jo Roth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Allen Anderson and Katherine J. Anderson, and acknowledged that she executed the same as the free act and deed of said Mark Allen Anderson and Katherine J. Anderson.

Witness my hand and official seal.

Ollie Mai Parsley
Notary Public

My Commission Expires:
1/25/03

File No.: 12060

ATTACHMENT

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Rosewood Heights subdivision, Section 3, of record in Book 2133, page 61, Register's Office for said County, more particularly described as follows:
Beginning at a point on the southerly margin of Rosebank Avenue, the common corner of Lots 123 and 124; thence along the margin of said Avenue in a westerly direction 72 feet to the beginning of a curve; thence around said curve in a westerly and southerly direction 39.3 feet to a point in the easterly margin of an unnamed street; thence along the margin of said unnamed street in a southerly direction 215 feet to the southwest corner of the lot herein described; thence in an easterly direction along the rear of the lot, 97 feet to the common rear corner of Lots 123 and 124; thence in a northerly direction along the line between said Lots, 240 feet to the point of beginning.

TRACT TWO:
Being part of Reserved Parcel A, shown on the Plan of Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for said County, described as follows: BEGINNING at a point in the south margin of Rosebank Avenue, at a concrete monument opposite a turn into a 30-foot strip lying between Lots Nos. 122 and 123; thence around said turn, southeasterly 39.3 feet to a concrete monument in the east line of Lot 122; thence with the line of said lot, southerly 215 feet to a concrete monument which is located in the north corner of Lots Nos. 4 and 5 on the Plan of Whitman Meadows, as of record in Book 2854, page 55; thence along the north line of Lot 4, of said Whitman Meadows, easterly 30 feet to a concrete monument at the southwest corner of Lot 123, Rosewood Heights, Section III; thence with the line of said lot, northerly 215 feet to a concrete monument at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a concrete monument in the south margin of Rosebank Avenue; thence with the margin of said Avenue, westerly 80 feet to the point of beginning.

BEING the same property conveyed to Mark Allen Anderson and wife, Katherine J. Anderson by deed from Peak Returns, Ltd., filed of record in Book 10421, page 259, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.