Davidson County DEEDWARR
Recvd: 05/06/02 14:41 2pgs
Fees:13.00 Taxes:436.60

20020506-0055465

22-1-244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica I. Pala (NAME)	Franklin American Mortgage Co. (NAME)	MAP #87-5-0-A
4000 Farmingham Woods Drive (ADDRESS)	501 Corporate Centre Dr, Ste.400 (ADDRESS)	PARCEL #1CO
Hermitage, TN 37076 (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, Jon R. Rushing and wife, Suzanne R. Rushing and David Wayne Rushing and wife, Marilyn Annette Rushing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica I. Pala and Dewayne E. Hardin

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:

BEING Lot No. 1, on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jon R. Rushing and wife, Suzanne R. Rushing and David Wayne Rushing and wife, Marilyn Annette Rushing by deed from William J. Rodenbuecher, Jr. and wife, Isabel Rodenbuecher, of record in Book 11107, Page 228, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8238, Page 176; Book 8351, Page 533; Book 8423, Page 784; Book 8424, Page 426; Book 8447, Page 635; Book 8702, Page 528; Book 9006, Page 409; Book 9006, Page 414, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 228, said Register's Office.

Powers of Attorney of record in Instruments: 20020506 0055463
20020506 0055464, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4000 Farmingham Woods Drive, Hermitage, TN 37076
(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 30th day of April, 20 02

Jon R Rushing
Jon R. Rushing

Suzanne R. Rushing
Suzanne R. Rushing

David Wayne Rushing by Jon R Rushing Atty in Fact
David Wayne Rushing by Jon R. Rushing, Atty in Fact

Marilyn Annette Rushing By Suzanne R. Rushing
Marilyn Annette Rushing by Suzanne R. Rushing Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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 Jon R. Rushing and wife, Suzanne R. Rushing, 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 30th day of April, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Jon R. Rushing, 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 on behalf of David Wayne Rushing as his Attorney in Fact as the free act and deed of the within named David Wayne Rushing.
Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Suzanne R. Rushing, 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 on behalf of Marilyn Annette Rushing as her Attorney in Fact as the free act and deed of the within named Marilyn Annette Rushing.
Witness my hand and official seal at Nashville, Tennessee the 30th day of April, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.