WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/02 09:08 2pgs
Fees:13.00 Taxes:601.25

20020617-0072873

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2002

Notary Public

My Commission Expires: AUG. 4, 2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DOLORES E. MULLER
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Jordan (NAME)	Franklin American Mortgage (NAME)	MAP 34-3
120 Shepherd Hills Drive (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	PARCEL 45
Madison, TN 37115 (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, James D. Howser and wife, Melissa Lynn Howser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Jordan and wife, Juanita S. Jordan

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:

Property located at: 120 Shepherd Hills Drive, Davidson County, Madison, TN 37115 AND:

Being Lot No. 13 on the Plan of Shepherd Hills, Section No. I, of record in Book 2331, page 46, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James D. Howser, by deed from Cindy A. Howser, dated 10-27-97, filed for record on 11-4-97, in Book 10670, page 772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 2331, Page 46, said Register's Office, including any restrictions ancillary thereto; (2) restrictive covenants of record in Instrument No. 200005 100047451, said Register's Office; (3) all applicable governmental and zoning regulations; (4) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 120 Shepherd Hills Drive, Madison, TN 37115
(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 12th day of June, 2002

James D. Howser

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 James D. Howser and wife, Melissa Lynn Howser

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 12th day of June, 2002.

Commission expires

Notary Public

DOLORES E. MUELLER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG. 4, 200

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