03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $98,900.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Heino Moeller	Franklin American Mortgage	82-16-186
905 Fatherland Street	501 Corporate Center Drive	
Nashville TN 37206	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert B. Huffine, a 1/2 undivided interest and Bill Dorris, a 1/2 undivided interest, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heino Moeller, hereinafter called the Grantees, their successors 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. 87 on the Plan of Barrow's Addition to "Edgefield", of record in Chancery Court Book 1, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert B. Huffine by deed from Don C. Crouch and wife, Lynn Crouch of record in Book 11645, Page 130. Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 11655, Page 410, said Register's Office. Robert B. Huffine conveyed subject property to Robert B. Huffine, a ½ undivided interest and Bill Dorris, a ½ undivided interest .

Subject property is not the usual residence of the grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Fatherland Street, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2002.

Robert B. Huffine
By: Bill Dorris, Atty in Fact

Bill Dorris

Davidson County DEEDWARR
Recvd: 07/09/02 09:17 2pgs
Fees:13.00 Taxes:369.63

20020709-0082209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bill Dorris, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of June, 2002.

Notary Public

My Commission expires 03/14/05

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 Bill Dorris, 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 herein contained, and who further acknowledged that he is the attorney in fact for Rpbert B. Huffine and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2002.

3/14/2005
Commission expires

Notary Public