WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/02 15:08 2pgs
Fees:13.00 Taxes:236.80

20020709-0082582

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 3000 BUSINESS PARK CR. SUITE 400, GOODLETTSVILLE, TENNESSEE 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAXIE E. GOFF (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 50-10
3223 WOODSTOCK DRIVE (ADDRESS)	501 CORPORATE CENTRE DR. STE 400 (ADDRESS)	PARCEL 221.00
NASHVILLE, TENNESSEE 37207 (CITY) (STATE) (ZIP)	FRANKLIN, TENNESSEE 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, WALTER EDWARD TOWNSEND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAXIE E. GOFF AND KARENLYN DOUGLAS

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. 152-B on the Plan of Zone Lot Division Revision to Section Four, Chesapeake Homes of record in Book 6250, page 933, Register's Office for said County.

Said Lot No. 152-B fronts 47.93 feet on the southeasterly margin of Woodstock Drive and extends back 108.96 feet on the northerly line and 116.74 feet on the southwesterly line to a dead line in the rear measuring 58.89 feet thereon.

Being the same property conveyed to Walter Edward Townsend, married, by deed of record in Book 10195, page 15, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3223 WOODSTOCK DRIVE, NASHVILLE, TENNESSEE 37207
(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 31st day of May, 2002

Walter Edward Townsend
WALTER EDWARD TOWNSEND

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 WALTER EDWARD TOWNSEND

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 1st day of May, 2002.

Commission expires November 27, 2004

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 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