WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/02 12:28 1pgs
Fees:13.00 Taxes:384.45

20021106-0136512

DORRIS-H02511

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

John A. Sweeney
Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2002.

Notary Public

MY COMMISSION EXPIRES: 12-10-05
(AFFIX SEAL)

GEORGE R. WOODS SR ★ TENNESSEE ★ SUMNER COUNTY ★ NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John A. Sweeney	Franklin American Mortgage	72-7-342
(NAME)	(NAME)	
1340 Love Joy Court	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, W. H. DORRIS AND R.B. HUFFINE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN A. SWEENEY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of Ellis Estates, Section Two, of record in Book 6900, page 467, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to W.H. Dorris and R. B. Huffine, tenants in common by Deed from Beatrice Cayce, Unmarried of record in Book 10883, page 927, dated 04/09/1998 and recorded on 04/13/1998, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 1340 Love Joy Court, Nashville, Tennessee 37216
unimproved ( ) (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/our hand(s) this 31st day of October, 2002.

W. H. Dorris

R.B. Huffine

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. H. Dorris and R.B. Huffine, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 31st day of October, 2002.

Notary Public

My Commission Expires: 12/10/05

GEORGE R. WOODS SR ★ TENNESSEE ★ SUMNER COUNTY ★ NOTARY PUBLIC AT LARGE