Davidson County DEEDWARR
Recvd: 12/09/02 09:44 2pgs
Fees:13.00 Taxes:307.10

20021209-0151146

REBECCA A. DOHODA
Notary Public, Rutherford County, Tennessee
My Commission Expires May 15, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/15/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Flora O. Hassan | Franklin American Mortgage Company | Map: 150-3-118 |
| (NAME) | (NAME) | |
| 3102 Justin Towne Court | 501 Corporate Centre Drive, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | 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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY K. WEBER, AND HUSBAND JOHN G. WEBER, II, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto FLORA O. HASSAN, UNMARRIED 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 all of Lot No. 31-A, Zone Lot Division, Lots 5, 27, 28, and 31, Justin Towne Subdivision, Section 2, as shown by plat appearing of record in Plat Book 5200, page 536, amending Plat Book 5200, page 459, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mary K. Weber, and husband John G. Weber, II, by Warranty Deed of record in Record Book 8175, Page 946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 6067, page 474, and Book 6069, page 33; and, any and all matters as shown on plat of record in Plat Book 5200, page 536, amending Plat Book 5200, page 459; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 3102 Justin Towne Court, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 15th day of November, 2002.

Mary K. Weber

John G. Weber, II

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Mary K. Weber, and husband John G. Weber, II who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of November, 2002.

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A [illegible]
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129