Davidson County DEEDWARR
Recvd: 12/17/02 08:33 1pgs
Fees:13.00 Taxes:96.20

20021217-0155032

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20000.00

Affiant

WARRANTY DEED

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2002.

(Affix Seal)

Notary Public

My Commission Expires: 7-29-06

Preparer's File #-02K1199

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Margaret Flomerfelt	Franklin National Bank	71-08-279
412 East Trinity Lane	230 Pulbic Square	
Nashville, Tennessee 37207	Franklin, Tennessee 37065	

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, VAN CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARGARET FLOMERFELT, 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 Number 101 on the plan of Joywood of record in Book 974, page 45, Register's Office for Davidson County, Tennessee. Said Lot Number 101 fronts 50 feet on the Southerly margin of Trinity Lane and extends back 176.05 feet on the Easterly line and 175.90 feet on the Westerly line to a dead line in the rear measuring 50 feet thereon. Included in the above-description but specifically excluded from this conveyance is 250 square foot portion of the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed dated 1/21/1992 of record in Book 8552, page 24, Register's Office for said county.

Being the same property conveyed to Van Christian by Deed from Wells Fargo Bank Minnesota, NA, Trustee for Delta Funding Home Equity Loan Trust 1999-2 of record in Instrument No. 2002115-0142302, said Register's Office.

Being the same property conveyed to Maggie Flomerfelt by Deed from Van Christian of record in Instrument No. _____, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **412 East Trinity Lane, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **19th** day of **November, 2002**:

Van Christian

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VAN CHRISTIAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 19th day of November, 2002.

Notary Public

My Commission Expires: 7-29-06