Box:13
5152

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-MM-03-2910 My Commission Expires MAY 28, 2006

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Mindy Kitchens
Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Kearney	Franklin American Mort. (NAME)	
2910 Rogers Court (ADDRESS)	611 Corporate Centre Dr. (ADDRESS)	150-05-275
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Franklin Tn 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY DAVIS AND WIFE, KATHY DAVIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOYCE KEARNEY,UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: # E.

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of Cherry Hills, Section 7 of record in Plat Book 4460, page 49 & 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry Davis by deed dated November 22, 1995 and filed for record on November 27, 1995 in Book 9869, page 192 in the Register's Office for Davidson County, Tennessee. Said Kathy Davis joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

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

unimproved ( )
This is improved (X) property, known as 2910 Rogers Court, Antioch, Tennessee 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 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 21st day of February, 2003.

Jerry Davis

Kathy Davis

Davidson County DEEDWARR
Recvd: 03/11/03 12:28 2pgs
Fees:13.00 Taxes:436.60

20030311-0031992

STATE OF Tennessee

COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that Jerry Davis and wife, Kathy Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

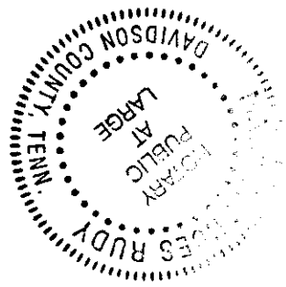
Witness my hand and official seal, this the 21st day of February, 2003.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903