# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/03 14:04 2pgs
Fees:13.00 Taxes:581.64

20030424-0055233

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,200.00

Tammy L. Helton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 2003

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-9983-E

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tammy L. Helton (NAME) | Franklin American Mortgage Co. (NAME) | MAP 95-4 |
| 124 Spring Valley Road (ADDRESS) | 501 Corporate Centre Dr Ste 400 (ADDRESS) | PARCEL 197 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Franklin, TN 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, James L. Frederick and wife, Mary Maude Frederick and William H. Weathers and wife, Sheran D. Weathers, as tenants in common with right of survivorship and * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy L. Helton, An Unmarried Person

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 the middle part of Lot No. 39 on the Map of Bluefields, Section One, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee and more particularly described as follows, to-wit:

Beginning at a point in the westerly margin of Spring Valley Road, 110 feet south of the common corner of Lot Nos. 38 and 39 of said Subdivision; thence southerly with the westerly margin of Spring Valley Road 124.9 feet to a point 100 feet north of the common corner of Lot Nos. 39 and 40 of said Subdivision; thence westerly and parallel with the dividing line between said Lot Nos. 39 and 40, 260 feet, more or less, to a point in the westerly line of Lot No. 39; thence northerly with the westerly line of Lot No. 39, 130 feet to a point 110 feet south of the common corner of Lot Nos. 38 and 39 of said Subdivision; thence easterly and parallel with the dividing line between said Lot Nos. 38 and 39, 270 feet, more or less, to the point of beginning.

Being the same property conveyed to James L. Frederick and wife, Mary Maude Frederick and William H. Weathers and wife, Sheran D. Weathers, as joint tenants in common with right of survivorship with Nola H. Weathers retaining a life estate** of record in Book 9530, Page 882, Register's Office for Davidson County, Tennessee.

**by deed

WILLIAM H. WEATHERS executes this instrument as Attorney-in-Fact on behalf of JAMES L. FREDERICK and wife, MARY MAUDE FREDERICK and NOLA H. WEATHERS, pursuant to the Power of Attorney recorded in Instrument No. 20030424-0055230, 20030424-0055231 ***Register's Office for Davidson County, Tennessee.

***and 20030424-0055232,

unimproved ( )
This is improved ( X ) property, known as 124 Spring Valley Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Nola H. Weathers relinquishes her interest in and to her life estate

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 our hand s this 17th day of April, 2003

James L. Frederick
By: William H. Weathers
William H. Weathers, Attorney-in-fact

William H. Weathers

Mary Maude Frederick
By: William H. Weathers
William H. Weathers, Attorney-in-fact

Sheran D. Weathers

Nola H. Weathers
By: William H. Weathers
William Weathers, Attorney-in-fact



DCTN01WC

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 William H. Weathers and wife, Sheran D. Weathers

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of April, 2003.

Commission expires 10-25-03

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

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

---

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. WEATHERS, to me known to be the person who executed the foregoing instrument on behalf of JAMES L. FREDERICK and wife, MARY MAUDE FREDERICK, and acknowledged that he executed the same as the free act and deed of said JAMES L. FREDERICK and wife, MARY MAUDE FREDERICK.

Witness my hand and official seal at office, this 17 day of April, 2003.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

Notary Public

My Commission expires 10-25-03

---

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. WEATHERS, to me known to be the person who executed the foregoing instrument on behalf of NOLA H. WEATHERS, and acknowledged that he executed the same as the free act and deed of said NOLA H. WEATHERS.

Witness my hand and official seal at office, this 17 day of April, 2003.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

Notary Public

My Commission expires: 10-25-03.