THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027
RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2003
Notary Public
MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Rodney L. Garrett	Franklin American Mortgage Co.	MAP 104-10.00
(NAME)	(NAME)	
147 Brighton Close	501 Corporate Centre Dr. Ste. 400	PARCEL 147.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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, Thomas H. Coffey and wife, Rebecca K. Coffey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney L. Garrett and wife Shannon Bond-Garrett

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 Lot No. 147, on the Plan of Brighton Close, Phase II, of record in Book 9700, page 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas H. Coffey and wife, Rebecca K. Coffey by deed from Larry W. Cherry, Trustee of record in Book 10784, page 689, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/24/03 17:01 2pgs
Fees:13.00 Taxes:1369.00
20030424-0055531

unimproved ( )
This is improved (X) property, known as 147 Brighton Close, Nashville, TN 37205
(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 our hand s this 11th day of July, 2001

Thomas H. Coffey

Rebecca K. Coffey

STATE OF Pennsylvania

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Coffey

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 seal at _____, Horsham, PA, this 11th day of July, 20 01.

Joyce E. Cottrell
Notary Public

My Commission Expires: _____

Notarial Seal
Joyce E. Cottrell, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Jan. 15, 2004
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca K. Coffey

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 seal at _____, Horsham, PA, this 11th day of July, 20 01.

Joyce E. Cottrell
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