23-1-360

Davidson County DEEDWARR
Recvd: 04/29/03 14:33 4pgs
Fees:23.00 Taxes:436.23

20030429-0057257

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **April, 2003** by and between **William H. Dorris and Robert B. Huffine** , herein after referred to as GRANTOR, and **Melissa D. Francis** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A certain tract or parcel of land located in the 27th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 43 of the Pontotoc Subdivision, of record in Plat Book 547, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William H. Dorris and Robert B. Huffine, by Warranty deed from William F. Bailey, dated October 29, 2002 and recorded in Instrument No. 20021108-0137771, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2112 Early Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William H. Dorris
Signature of Seller

Robert B. Huffine
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William H. Dorris**, the within named bargainor, 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 office in **Davidson** County, this **18th** day of **April, 2003.**

Notary Public

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE NOTARY PUBLIC AT LARGE ANDERSON CO., TENN. MY COMM. EXP. 07/24/05

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert B. Huffine**, the within named bargainor, 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 office in **Davidson** County, this **18th** day of **April, 2003.**

Notary Public

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE NOTARY PUBLIC AT LARGE ANDERSON CO., TENN. MY COMM. EXP. 07/24/05

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 office in **Davidson** County, this **18th** day of **April, 2003.**

Notary Public

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE NOTARY PUBLIC AT LARGE ANDERSON CO., TENN. MY COMM. EXP. 07/24/05

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 office in **Davidson** County, this **18th** day of **April, 2003.**

Notary Public

My Commission Expires: July 24, 2005

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMM. EXP. 07/24/05

Name and Address of Property Owner:
Melissa D. Francis
5203 Elkins Avenue, Nashville, TN 37209

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, suite 400, Franklin, TN 37067

map and parcel--083.03-0-100.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$117,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **April, 2003.**

Notary Public

My Commission Expires: 7/24/2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO., TENN.
MY COMM. EXP. 07/24/05

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-360