Davidson County DEEDWARR
Recvd: 06/30/03 10:31 2pgs
Fees:13.00 Taxes:355.20

20030630-0089809

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
James Telman	Franklin American Mortgage	053-03-0-06900
1203 Birdsall Street	501 Corporate Centre Dr. S-400	
Old Hickory TN 37138	Franklin, TN 37067	

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FOR AND IN 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

Joshua L. Darnell and wife, Lori A. Darnell and Jeffery L. Darnell

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Telman, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Part of Lot Number 37, on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the northwest corner of Lot No 37 and running as follows:

South 88 deg 56' East 63.2 feet to an iron pin; thence South 0 deg 50' West 9 feet to an iron pin; thence South 88 deg 56' East 25 feet to an iron pin; thence South 0 deg. 50' West 51.5 feet to an iron pin; thence North 88 deg. 56' West 88.2 feet to an iron pin; thence North 0 deg 50' East 60.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to Joshua L. Darnell and wife, Lori A. Darnell and Jeffery L. Darnell by Deed, dated February 27, 2002 of record in Instrument No. 20020306-0027800, Register's Office for Davidson County, Tennessee. Patricia Darnell, spouse of Jeffery L. Darnell joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights, in and unto the within described property to the named Grantee.

This conveyance is subject to all restrictions and easements of record.
This is improved property known as 1203 Birdsall Street Old Hickory TN 37138.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 23RD DAY OF JUNE, 2003.

Joshua L. Darnell Lori A. Darnell

Jeffery L. Darnell Patricia Darnell

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, JOSHUA L. DARNELL AND WIFE, LORI A. DARNELL AND JEFFERY L. DARNELL AND WIFE, PATRICIA DARNELLWITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 23RD DAY OF JUNE, 2003.

K. J. SHELTON NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

My Commission Expires AUG 24 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2003.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24 2003