Davidson County DEEDWARR
Recvd: 08/13/03 11:16 2pgs
Fees:13.00 Taxes:299.70

20030813-0116092

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Thomas L. Shannon	Franklin American National Company	Map 59-10
717 Garrison Drive	501 Corp. Centre Drive, Suite 400	Parcel 308
Nashville, TN 37207	Franklin, TN 37067	11532 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cheryl G. Watts, an unmarried person and Shirley T. Denning, an unmarried person** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Thomas L. Shannon, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Haynes Manor, Section 9, Phase 1, of record in Plat Book 6900, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to Cheryl G. Watts and Shirley T. Denning, by deed of record in Book 9793, page 266, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 6900, page 771, said Register's Office.
3. Restrictive Covenants contained in Book 7880, page 785, said Register's Office.

This is improved property commonly known as 717 Garrison Drive, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $81,000.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires:

Shirley Coffee was formerly known as Shirley T. Denning

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of June, 2003.

Cheryl G. Watts

Shirley T. Denning Coffee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cheryl G. Watts and Shirley T. Denning, with whom I am personally acquainted,(or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

*Coffee

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of **June, 2003**.

THOMAS HENNING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 29, 2005

Notary Public

My Commission Expires:_____

Notary Public