Dav. Co. File Box 14-A
jtc file no. 16487-1

WARRANTY DEED

G-VRE-03-3420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Comm. Expires 12/12/04

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Favreau	Franklin American Mortgage	
3420 Stokesmont Road	501 Corporate Centre Drive	117-7-185
Nashville, Tennessee 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGO TODD AND HUSBAND, CHARLES TODD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS G. FAVREAU AND CATHERINE C. FAVREAU, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of the Re-Subdivision of the Thomas B. Green Property of record in Book 5190, Page 93, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margo Todd, married from Richard D. Sweeney and wife, Janice B. Sweeney by Warranty Deed dated April 2, 1999 and filed for record on April 5, 1999 in Book 11414, Page 833, Register's Office for Davidson County, Tennessee. Said Charles Todd joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 1516, Page 263; Book 5411 Page 136; and Plat Book 5190, Page 93 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3420 Stokesmont Road, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 3rd day of September, 2003.

Margo Todd by Mary Frances Rudy attorney in fact
Margo Todd, by Mary Frances Rudy, attorney-in-fact

Charles Todd by Mary Frances Rudy attorney in fact
Charles Todd, by Mary Frances Rudy, attorney-in-fact

Davidson County DEEDWARR
Recvd: 09/10/03 08:41 2pgs
Fees:13.00 Taxes:888.00

20030910-0131746

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 3rd day of September, 2003, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margo Todd and Charles Todd and who acknowledged that he/she executed the same as the free act recorded simultaneously herewith in Instrument No. *_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of September, 2003.

Laura Mitchell
NOTARY PUBLIC

My Commission Expires: 5/28/06

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

*20030910-0131745

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903