PICK-UP

Davidson County DEEDWARR
Recvd: 09/16/03 16:21 2pgs
Fees:13.00 Taxes:246.05
20030916-0136273

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: **Cole Law Firm, LLC**
2205 State Street
Nashville, TN 37203
(615)321-8696

SEND TAX BILLS TO:
Franklin American Mortgage Company
(NAME)
501 Corporate Centre Drive, Suite 400
(STREET ADDRESS)
Franklin, TN 37067
(CITY) (STATE) (ZIP)
MAP PARCEL NUMBERS
60-13-102

THIS INDENTURE, made and entered into this fourth day of September, 2003, by and between Marva R. Southall, unmarried, party of the first part, and party of the second part, Tamala J. Howse, unmarried.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot(s) 91, as shown on the map entitled Trinity Hills Village, Section One, Second Addition, of record in Plat Book 4175, page(s)79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lillian M. Southall by deed of record in Book 4455, page 199, Register's Office for Davidson County, Tennessee. The said Lillian M. Southall having since died. The Will of Lillian M. Southall is filed with the Davidson County Probate Court Clerk's Office in Probate Docket #01P-497.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mara R. Southall

* *

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marsa R. Southall to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she xecuted the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of Sept, 20 03.

SUSAN MANNOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires 5-28-06

Susan H. Amor

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $66,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tamala J Howse 9/4/03

Affiant

Subscribed and sworn to before me this fourth day of September, 2003.

2713 Combs Drive, Nashville, TN 37207

PROPERTY ADDRESS:

New Owner Name and Address:

Tamala J. Howse
2713 Combs Drive
Nashville, TN 37207