This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 09/30/03 11:14 3pgs
Fees:18.00 Taxes:599.40
20030930-0144118

File No.: **2038-337950**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-second day of September, 2003**, by and between **Susan S. Forbis formerly known as Susan R. Seal joined by her husband George Forbis**, parties of the first part, and **James Bakken and Virginia Bakken***, party of the second part,
*HUSBAND AND WIFE,

WITNESSETH: This 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 had 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 the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot No. 71, on the Plan of ABBY HALL, SECTION 1, as shown of record in Book 2331, page 18, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular, as description of said lot.

Being the same property conveyed to parties of the first part, herein shown in:
Book **11469**, Page No.: **350** or Instrument No.: in said Register's office.

This conveyance is made subject to:
taxes for the year 2003 and thereafter

Parcel ID # **133-14-20.00**
X Improved OR
Unimproved property located at: **506 Elaine Drive, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons claiming by, through, or under him/her, but not further or otherwise.

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 party of the first part of the day and year first above written.

Susan S. Forbis

George Forbis

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Susan S. Forbis formerly known as Susan R. Seal** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-second day of September, 2003.**

Notary Public

My Commission Expires: 1-26-2004

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **James Bakken and Virginia Bakken**

and Address: **506 Elaine Drive**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Franklin Financial Mortgage, Inc.
206 East Main Street
Franklin, TN 37064

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

James K. Baker

Affiant

Subscribed and sworn to before me this **Twenty-second day of September, 2003.**

Notary Public

My Commission Expires: 9/25/2004

NOTARY PUBLIC AT LARGE COUNTY, Commission Expires