First American Title Insurance

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/13/03 14:43 2pgs
Fees:13.00 Taxes:849.15

20031013-0151531

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Forbis	Franklin Financial Mortgage, Inc.	160-15-6
(NAME)	(NAME)	
805 Fireside Circle	210 East Main Street	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michael E. Davis and wife, Carol B. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Forbis and wife, Susan S. Forbis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the Plan of Phase I, Hearthstone, of record in Book 6050, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

LAND in Davidson County, Tennessee, being a triangular tract of land located and shown within the boundries of Lot 6, Hearthstone, Phase I, resubdivision of Lots 5 and 6, as shown on Plat Book 6050, page 516, said Register's Office.

MORE part described as follows: Beginning at a point in the southerly margin of Fireside Circle at the common corners of Lots 5 and 6, thence in a southerly direction along the common lines of Lots 5 and 6 South 26 deg. 12' 50" West 144.29 feet to a pin; thence in a northwesterly direction North 58 deg. 26' 10" West 4.00 feet to a pin; thence is a northeasterly direction 139.07 feet to the point of beginning.

BEING the same property conveyed to Michael E. Davis by deed of record in Book 6659, page 270 and Book 8926, page 764, Register's Office for Davidson County, Tennessee.

Carol B. Davis, spouse of Michael E. Davis joins in this conveyance to relinquish any and all marital interest in the property.

unimproved ( )
This is improved (X) property, known as 805 Fireside Circle, Brentwood, Tennessee 37027
(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 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 my hand this 19th day of September, 2003

Michael E. Davis

Michael E. Davis

Carol B. Davis

Carol B. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Davis and wife, Carol B. Davis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2003.

Commission expires 5-7-07

_____
Notary Public

JAMES A. WAGNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public