File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/03 13:32 2pgs
Fees:13.00 Taxes:314.50

20031117-0167390

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00**.

Affiant

Subscribed and sworn to before me this 17th day of November, 2003.

Notary Public
My Commission expires: 8-22-06

ANDREW H. WHITE NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kirk Whitworth	SAME	150-1-84
2734 Mossdale Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The France Family Trust, dated February 17, 2000, a revocable living trust, Joanne C. France and Francis A. France, Trustees,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Whitworth Real Estate**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 on the plan of Edge-O-Lake Estates, Section 3, of record in Book 3600, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Francis Alfred France and Joanne C. France, by deed from James R. Maynard and wife, Sarah T. Maynard, on September 17, 1971, of record in Book 4538, page 630, Register's Office for Davidson County, Tennessee. Further conveyed to he France Family Trust, dated February 17, 2000, a revocable living trust, by Quitclaim Deed from Francis Alfred France and Joanne C. France of record in Instrument Number 200003622-0062098, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4538, page 630, Register's Office Davidson County, Tennessee.
- To all restrictions, easements and setback lines applicable to said property.

This is improved property known as: **2734 Mossdale Drive, Nashville, TN 37217**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this November 10, 2003.

The France Family Trust, dated February 17, 2000

BY: Francis A. France
Francis A. France, Trustee

BY: Joanne M. France
Joanne M. France, Trustee

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Francis A. France and Joanne M. France, Trustees, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be trustees of The France Family Trust, dated February 17, 2000, a revocable living trust, the within named bargainor, a trust, and that they as such trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by themselves as trustees.

WITNESS my hand and seal, this 7th day of November, 2003.

Majid Reza Motlagh

NOTARY PUBLIC

My Commission Expires:

May 21, 2007

