WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#21838

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Keeney (NAME)	Franklin Financial Mortgage (NAME)	103-04-0
4609 Wyoming Avenue (ADDRESS)	206 East Main Street (ADDRESS)	088.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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, Jeffrey Finlin and wife, Karen L. Finlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald A. Keeney and wife, Kristen H. Keeney

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. 5, Block 4 on the Map of A Part of Sylvan Park, as of record in Plat Book 332, page 104, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Finlin and wife, Karen L. Finlin by Quitclaim Deed from Richard F. Finlin and wife, Carol A. Finlin of record in Book 11346, page 215, Register's Office for Davidson County, Tennessee. The said deed being re-recorded in Instrument No. 20031020-0154555, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 12/03/03 15:52 2pgs
Fees:13.00 Taxes:865.80

20031203-0174139

unimproved ( )
This is improved (X) property, known as 4609 Wyoming Avenue, Nashville, TN 37209
(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 our hand s this 30th day of October, 2003

Jeffrey Finlin

Karen L. Finlin

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 Jeffrey Finlin and wife, Karen L. Finlin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2003.

Commission expires January 31, 2004

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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