File Box 64
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/03 15:55 2pgs
Fees:13.00 Taxes:647.50

20031209-0176668

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,000.00

Affiant

Subscribed and sworn to before me this 20 day of November, 03

Notary Public
My Commission expires
(Affix Seal)

NOTARY PUBLIC LARGE DAVIDSON COUNTY

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:
Jana Baber	Franklin American Mortgage	095-010-053.00
2109 June Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37214	Franklin, TN 37067	

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, **Stephene Joyce Sale**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jana Baber and Susan Atkins, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27 on the plan of Donelson Hills Subdivision, of record in Plat Book 2331, pages 22 and 23, 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 Stephene Joyce Sale, by will from Mollie B. Ayers, of record in Instrument Number 20030618-0084108, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2331, page 22 and 23, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2396, page 365, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 4967, page 523, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2109 June Drive, Nashville, TN 37214**

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 20, 2003.

Stephene J. Sale

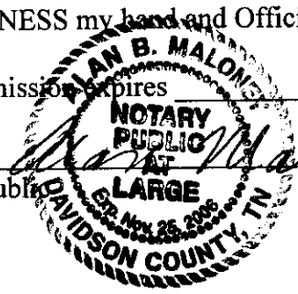
Stephene J. Sale

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this November 20, 2003

My commission expires _____



_____
Notary Public