Davidson County DEEDWARR
Recvd: 02/17/04 10:12 2pgs
Fees:13.00 Taxes:614.20

20040217-0017870

WARRANTY DEED

B-CCB-04-2880

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna D. Yearwood	Franklin American Mortgage Co.	
2880 Call Hill Road (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	172-15-A-102 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GAYLE BRADLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA D. YEARWOOD, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 26 on the Plan of Holtwoods, Section Two, of record in Plat Book 9700, Page 277, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gayle Bradley by Deed dated November 26, 1997 and filed for record on December 2, 1997 in Book 10704, Page 193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to PUD Boundary Plat in Book 7900, Page 668, and to HOA Charter of record in Book 9570, Page 5, both of the said Register's Office.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 10316, page 585, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 9570, Page 22 and Book 10256, Page 504, Register's Office of said County.

This conveyance is subject to By-Laws of record in Book 9570, Page 13, Register's Office for said County.

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

~~and Melanie A. Swantek, unmarried, joint tenants with right of survivorship~~

unimproved ( )
This is improved (X) property, known as 2880 Call Hill Road, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of January, 2004.

Gayle Bradley

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Gayle Bradley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 23rd day of January, 2004.

Laura Shoun
Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903