Davidson County DEEDWARR
Recvd: 03/09/04 15:01 2pgs
Fees:13.00 Taxes:368.15

20040309-0027133

WARRANTY DEED

G-FAMC-04-1528

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Steve M. Warren	Franklin American Mortgage	
1528 14th Avenue North	(NAME) 501 Corporate Centre Drive, Suite 400	81-11-581
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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 SUCCESSFUL SURVIVORS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVE M. WARREN, 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. 213 on the Map of D.T. McGavock and others addition of record in Plat Book 21, Page 41, and Register's Office for said County.

Said Lot No. 213 fronts 50 feet on the easterly margin of 14th Avenue North formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Successful Survivors by Warranty Deed from C.R. Blackwood and Sheridith Blackwood dated July 9, 2003 and filed for record on July 18, 2003 in Instrument Number 200307180100996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1528 14th Avenue North, Nashville, Tennessee 37208
(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 4th day of March, 2004.

Successful Survivors

BY: _____
President

ATTEST:

_____
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me,
Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared
N. Curtis Bryant, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the President of the Successful Survivors, the within named bargainor, and corporation, and that he as such
President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
N. Curtis Bryant.

Witness my hand and official seal at
on this the 4 day of March, 2004

NOTARY PUBLIC

My Commission Expires: 5/3/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903