Davidson County DEEDWARR
Recvd: 03/31/04 08:46 1pgs
Fees:13.00 Taxes:209.79

20040331-0035856

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,700.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2004.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

(Affix Seal)

WARRANTY DEED

Preparer's File #-04C0207

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Margaret G Flomerfelt	Franklin National Bank	72-14-356
1908 Scott Avenue	230 Public Square	
Nashville, Tennessee 37216	Franklin, Tennessee 37065	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES EVANS AND WIFE, JO H. EVANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARGARET G FLOMERFELT, 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. 4 on the Plan of Belle Forest Subdivision No. 2, as of record in Book 843, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the westerly margin of Scott Avenue and runs back between parallel lines measuring 150 feet to a dead line in the rear.

Being the same property conveyed to Charles E. Evans and wife, Jo. H. Evans by Deed from Dorian E. Clark of record in Book 4562, page 306, Register's Office for Davidson County, Tennessee; and further conveyed to Charles E. Evans by Quitclaim Deed from Jo H. Evans of record in Book 11096, page 511, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **1908 Scott Avenue, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **24th** day of **March, 2004**:

Charles E. Evans
Charles Evans

Jo H. Evans
Jo H. Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES EVANS AND JO H. EVANS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 24th day of March, 2004.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.