Davidson County DEEDWARR
Recvd: 04/02/04 13:13 2pgs
Fees:13.00 Taxes:739.63

20040402-0037400

WARRANTY DEED

G-MM-04-2028

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON 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
Mary Frances Young	Franklin American Mortgage	
2028 Graybar Lane	501 Corporate Ctr Dr., Ste 400	117-11-D-14 CO
Nashville, Tennessee 37215	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 SHARON S. SANDAHL AND HUSBAND, TODD SANDAHL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES YOUNG, 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 Unit No. 2028, together with the appurtenant interest in the common elements of Turnberry Square, a horizontal property regime established by Master Deed and By-Laws or record in Book 6686, page 166, as amended in Book 6814, page 165, as supplemented in Book 8747, page 521, and as further amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Sharon S. Sandahl by Warranty Deed from William H. Blackman, Jr. and wife, Linda T. Blackman dated April 27, 2000 and filed for record on May 2, 2000 in Instrument Number 20000502-0043998, Register's Office for Davidson County, Tennessee. Said Todd Sandahl joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 6686, page 166; Book 6814, page 165; Book 8747, page 521 and Book 9315, page 795, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2028 Graybar Lane, Nashville, Tennessee 37215
(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 25th day of March, 2004.

Sharon S. Sandahl

Todd Sandahl

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon S. Sandahl and Todd Sandahl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903