TAMMY JO SULLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,325.00**

Maxine F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2004

Tammy Jo Suller
Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VICKIE LYNN DOUGLAS	Franklin American Mortgage Co.	**62-2A-202CO**
(NAME) **2781 RIVERBEND DRIVE**	(NAME) 501 Corporate Centre Dr., S. 400	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILMA GAIL LAFFERTY, MARRIED, FORMERLY KNOWN AS W. GAIL FORSYTHE, AND HUSBAND, LARRY LAFFERTY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICKIE LYNN DOUGLAS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 210 on the Plan of River Trace Estates, Phase 1, Section 3, as of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. Gail Forsythe, unmarried, from Mark Loria and wife, Gina Crute Loria by deed of record in Book 11135, page 127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6900, page 615, restrictive covenants of record in Book 10342, page 792, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

WILMA GAIL LAFFERTY AND W. GAIL FORSYTHE ARE ONE AND THE SAME PERSON.

Unimproved ( )
This is improved(X) property, known as **2781 RIVERBEND DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/05/04 08:56 2pgs
Fees:13.00 Taxes:434.10
20040505-0050945

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, her heirs assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 28 day of Apr, 2004.

Wilma Gail Lafferty
WILMA GAIL LAFFERTY

Larry Lafferty
LARRY LAFFERTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILMA GAIL LAFFERTY AND LARRY LAFFERTY,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2004.

Commission expires: **September 22, 2007**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.