WARRANTY DEED

B-GMAC-04-0213

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Elizabeth Graves
Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-9-06
(AFFIX SEAL)

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
Elizabeth Graves	Franklin American Mortgage	
213 Maple Street	(NAME) 501 Corporate Centre Drive, Suite 400	43-13-76
(ADDRESS) Madison, Tennessee 37115	(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 MARTHA K. MATZ, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH GRAVES, 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. 2 on the Plan of Forest Park Homes, of record in Plat Book 6200, Page 933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha K. West by Deed dated November 9, 2001 and filed for record on November 13, 2001 in Instrument Number 20011113-0124322, Register's Office for Davidson County, Tennessee. (Martha K. West is now known as Martha K. Matz).

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 4211, page 169, 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.

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

unimproved ( )
This is improved (X) property, known as 213 Maple Street, Madison, Tennessee 37115
(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 14th day of May, 2004.

Martha K. Matz
Martha K. Matz

Jeffrey Matz by Martha K. Matz Atty-in-fact
Jeffrey Matz by Martha K. Matz, Atty-In-Fact

Davidson County DEEDWARR
Recvd: 05/25/04 09:57 2pgs
Fees:13.00 Taxes:277.13
20040525-0061078

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha K. Matz, 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 14th day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14 day of May, 2004, before me personally appeared Martha K. Matz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Matz and who acknowledged that he/she executed the same as the free act and deed of the said Jeffrey Matz by virtue of that Power of Attorney, duly executed by the said Jeffrey Matz on May 13, 2004, ~~2003~~ and recorded concurrently herewith in Instrument No. 20040525-0061077 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14 day of May, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

RDS MKM