WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jozella M. Temple (NAME)	Franklin American Mortgage (NAME)	42-11-0-69
635 Old Hickory Blvd (ADDRESS)	501 Corporate Centre Dr Ste 400 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry C. Harlan and wife, Wanda G. Harlan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jozella M. Temple, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots Nos. 23, 24, 25 and 26 of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof, made in December, 1937, by J. A. Mefford, Surveyor, as follows:

Beginning at a point, the southeast intersection of Old Hickory Boulevard and Ezell Road West; running thence with the south margin of Old Hickory Boulevard, South 85 deg. 57 min. East 100 feet to a point, the common corner of Lots Nos. 22 and 23 of said block; thence with the line between said Lots Nos. 22 and 23, South 2 deg. 58 min. West 248.3 feet to th north line of Lot No. 27 in said block; thence with the north line of said Lot No. 27, North 86 deg. 02 min. West 100 feet to a point in the east margin of Ezell Road, West, at the common corner of Lots Nos. 26 and 27; thence with the east margin of Ezell Road West, north 2 deg. 58 min. east 250 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of Old Hickory Boulevard conveyed to the Metropolitan Government by instrument of record in Book 4840, page 262, Register's Office for Davidson County, Tennessee.

Being part ofthe same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan by deed from Filbert J. Martocci, Jr., An Unmarried Person of record in ~~Book~~ *20020911-0110492 and re-recorded in Instrument # 20021120-0143958, Register's Office for Davidson County, TN.

***Instrument Number**

unimproved ( )
This is improved (X) property, known as 635 Old Hickory Blvd, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 30th day of July, 2004

Jerry C. Harlan

Wanda G. Harlan

Davidson County DEEDWARR
Recvd: 08/04/04 13:58 2pgs
Fees:13.00 Taxes:636.40

20040804-0093693

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 Jerry C. Harlan and wife, Wanda G. Harlan

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 Goodlettsville, Tennessee, this 30th day of July, 2004.

Commission expires 09-22-07

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public