Davidson County DEEDWARR
Recvd: 10/13/04 10:24 2pgs
Fees:13.00 Taxes:610.50

20041013-0123302

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5888 Fax: (615) 883-7542

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2004.

Notary Public

My commission expires: 07-06-08

(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lori M Carver	**Franklin American Mortgage Company**	**085-12-0-A-062.00 co**
309 Jackson Way Court	**501 Corporate Centre Drive, Suite 400**	
Nashville TN 37214	**Franklin, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Timothey J Jeffus an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lori M Carver

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:

Being lot number 56 on a plan of Rivers Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothey J Jeffus, an unmarried person, by Deed from Fox Ridge Homes, Inc., dated 12/29/2000, of record in Instrument No. 200101030000832, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plan of Record in Book 9700, page 689; Boundary Plat in Book 7900, page 556; Restrictions in Book 9280, page 334 and Amended in Book 11098, page 1; By-Laws in Book 11098, page 21; Drainage Easement in Book 9857, page 77, for said county.

This is improved (__X__) Unimproved (____) property, known as **309 Jackson Way Court, Nashville TN 37214**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **8th** day of **October, 2004.**

Timothey J Jeffus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Timothey J Jeffus an unmarried person,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **October, 2004.**

_____
Notary Public

My Commission Expires:_____

