Davidson County DEEDWARR
Recvd: 12/07/04 14:25 2pgs
Fees:13.00 Taxes:1698.30

20041207-0145859

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Teresa C Standard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa C. Standard	Franklin American Mortgage Company	104-10-77
336 Chesterfield Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN, 37212	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 ACKNOWLEDGED, I/WE,

Robert V. Price and wife, Patricia G. Davies

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

Teresa C. Standard, 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:

Being Lot No. 40 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for said County, as follows:

Said Lot No. 40 fronts 60 feet on the easterly side of Chesterfield Avenue and extends back 205 feet on the southerly line and 199.6 feet on the northerly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Robert V. Price and wife, Patricia G. Davies, by Warranty Deed from Sam H. Hirshberg and wife, Phyllis G. Hirshberg, of record in Instrument No.: 20020708-0082088, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 336 Chesterfield Avenue, Nashville, TN 37212

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 my/our hand(s) this 1st day of December, 2004

Robert V. Price

Patricia G. Davies

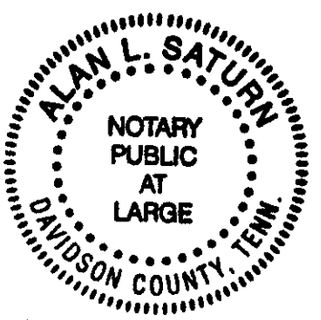
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert V. Price and wife, Patricia G. Davies, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2004

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006