FILED 2:09 PM

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,700.00

X Donna G. Haislip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donna G. Haislip	Franklin American Mortgage Corp.	Map 119
2630 Malden Drive	501 Corporate Center Drive, Suite 400	Group 11
Nashville, TN 37210	Franklin, TN 37067	Parcel 39

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, we

Kathy Lynn Thomas, Executrix of the Estate of Irene Whitsett Haislip

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donna G. Haislip, 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. 31 on the Map of Laurel Acres Subdivision, Section Two, of record in Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the southerly margin of Malden Drive; the common front corner of Lots Nos. 30 and 31 on said plan; thence westwardly 203.1 feet to a point; thence southwardly 145 feet to a point; thence eastwardly 232 feet to a point; thence northwardly 145 feet 210.7 feet to a point; thence northwestwardly 58.17 feet to the point of beginning.

Being the same property conveyed to Clyde Haislip and wife, Irene Whitsett Haislip, by Deed from Southern Development Company dated January 13, 1956, and filed for record in Book 2489, page 121, said Register's Office. The said Clyde Haislip having predeceased Irene Whitsett Haislip. The Grantor herein executes this instrument as Executrix of the Estate of Irene Whitsett Haislip a/k/a Irene Haislip pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 04P-1305.

This conveyance is subject to Restrictive Covenants of record in Book 2298, Page 5, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 122, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 4403, Page 91, said Register's Office.

Irene Whitsett Haislip and Irene Haislip being one and the same person.

Kathy Lynn Thomas, Kathy Lynn Haislip Pennington and Kathy Lynn Pennington being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2630 Malden Drive, Nashville, TN 37210

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.

Davidson County DEEDWARR
Recvd: 02/02/05 14:09 2 pgs
Fees:13.00 Taxes:313.39
20050202-0012370

Witness my hand this 31st day of January, 2005.

Kathy Lynn Thomas Executrix

Kathy Lynn Thomas, Executrix of the Estate
of Irene Whitsett Haislip

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 Kathy Lynn Thomas, Executrix of the Estate of Irene Whitsett Haislip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is an Executrix of the Estate of Irene Whitsett Haislip and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2005.

My Commission Expires: 01/27/07

Notary Public

