Davidson County DEEDWARR
Recvd: 03/16/05 14:28 2 pgs
Fees:13.00 Taxes:410.70
20050316-0029049

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43660

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2005

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

My Commission Expires MAR. 25, 2008

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Thacker	Franklin American Mortgage Company	136-15-B-45
3401 Anderson Road #41	501 Corporate Centre Drive, Suite 400	
Nashville, TN, 37217	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,

Mindy J. Dickerson nka Mindy J. Dickerson Newcomb, married and James C. Dickerson and wife, Margaret J. Dickerson

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

Jennifer Thacker, 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. 41 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, 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 Mindy J. Dickerson, unmarried, and James C. Dickerson and Margaret J. Dickerson, husband and wife, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record in Instrument No.: 20020122-0008395, Register's Office for Davidson County, Tennessee.

This property is not the residence of the Grantor nor has it ever been the residence of any spouse of said Grantor.
Unimproved ( )
This is improved (X) property known as 3401 Anderson Road #41, Nashville, TN 37217

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 11th day of March, 2005

Mindy J. Dickerson Newcomb by James C. Dickerson, AIF
Mindy J. Dickerson Newcomb by
James C. Dickerson Attorney in Fact

James C. Dickerson

Margaret J. Dickerson
Margaret J. Dickerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 11th day of March 2005, personally appeared James C. Dickerson to me known to be the person who executed the foregoing instrument on behalf of Mindy J. Dickerson Newcomb as Attorney in Fact, and acknowledged that James C. Dickerson executed the same as the free act and deed of the said Mindy J. Dickerson Newcomb.

Witness my hand and official seal this 11th day of March, 2005.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 25, 2006

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 James C. Dickerson and wife, Margaret J. Dickerson, 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 11th day of March, 2005

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006