Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

251-090

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2005

Notary Public: ~~Connie Hooper~~

MY COMMISSION EXPIRES: ~~02/24/08~~ My Commission Expires October 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David B. Wieman	Franklin American Mortgage Co.	Map 181
6804 Sunnywood Drive	501 Corporate Centre Dr. Ste 360	Group 1-O-A
Nashville, TN 37211	Franklin, TN 37067	Parcel 35-CO

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

Vann Michael Bolton and wife, Joyce I. Bolton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David B. Wieman and wife, Bobbye M. Wieman
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 Lot No. 38 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Vann Michael Bolton and wife, Joyce I. Bolton by deed from Yazdian Construction, Inc., of record in Instrument 20010719-0076826, dated July 13, 2001,Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10069, Page 14 and Book 11069, Page 24, said Register's Office.

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 9700, Page 709-711, said Register's Office; and (3) Easement for Ingress and Egress of record in Book 5674, Page 863 and Sanitary Sewer Easement of record in Book 9487, Page 901 and Book 9343, Page 202, said Register's Office.

Grant of Easement of record in Instrument 20050404-0036305, said Register's Office.

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 6804 Sunnywood Drive, Nashville, TN 37211

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 hands this 29th day of March, 2005.

Vann Michael Bolton

Joyce I. Bolton

Davidson County DEEDWARR
Recvd: 04/04/05 13:01 2 pgs
Fees:13.00 Taxes:950.90

20050404-0036306

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vann Michael Bolton and wife, Joyce I. B, 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 and official seal at Brentwood, Tennessee, this 29th day of March, 2005.

My Commission Expires: 02/24/09

Connie Hooper
Notary Public

