Davidson County DEEDWARR
Recvd: 05/03/05 15:02 2 pgs
Fees:13.00 Taxes:351.13
20050603-0063617

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $94,900.00.

Affiant

Subscribed and sworn before me this the 31st day of May, 2005.

Notary Public
My commission expires: 11-25-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul A. DeMay	Franklin American Mortgage Co.	052-01-0 229.00
731 Walnut Street	501 Corporate Centre Drive, Ste 400	
Madison, TN 37115	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary M. Sloan, Jr. and wife, Andrea R. Sloan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul A. DeMay, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee, and described as being part of an unnumbered tract lying at the Northwest corner of Block "A" on the Plan of the Resubdivision of Power & Roth's Subdivision as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the easterly margin of Walnut Avenue, which point is 250 feet South of the center line of Neely's Bend Road; thence, running South 86 degrees 50' 40" East 100.0 feet to an iron pin; thence, South 3 degrees 00' 20" West 100.0 feet to an iron pin; thence, North 86 degrees 59' 40" West 100.0 feet to an iron pin, thence, North 3 degrees 00' 20" East 100.0 feet to the point of BEGINNING.

Being the same property conveyed to Gary M. Sloan, Jr. and Andrea R. Sloan, Husband and Wife, by Warranty Deed from Majorie E. Broadrick Bates and husband, Mark Dale Bates, dated June 24, 1999, of record in Book 11588, Page 712, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 731 Walnut Street, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of May, 2005.

Gary M. Sloan, Jr.

Andrea R. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary M. Sloan, Jr. and Andrea R. Sloan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

