This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 10058 PG 642

ADDRESS NEW OWNER:
STEVEN B. FREILICH
111 Cedarwood Lane
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FRANKLIN AMERICAN MORTGAGE COMPANY
241 Overlook Court, Suite 150
Brentwood, TN 37027

MAP AND PARCEL:
MAP 43-2A
PARCEL 11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JACQUE JOHNSON, unmarried, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto STEVEN B. FREILICH, hereinafter called the GRANTEE, his 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. 111 on the Plan of Phase One, Cedarwood Courtyard Homes, as of record in Plat Book 5200, Pages 60 and 61, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jacque Johnson, unmarried by deed from Stanley Embree and wife, Joan K. Embree of record in Book 5711, Page 780, rerecorded in Book 5717, Page 388, said Register's Office.

This is improved property known as Cedarwood Courtyard Homes, Unit C-111, 111 Cedarwood Lane, Madison, TN 37115.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantee.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Phase One, Cedarwood Courtyard Homes of record in Plat Book 5200, Pages 60 and 61, Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 5495, Page 661, amended in Book 6707, Page 216; Book 9010, Page 503; and Book 9010, Page 505, Register's Office for Davidson County, Tennessee.

4. By-Laws of Cedarwood Courtyard Homes of record in Book 5307, Page 231, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said STEVEN B. FREILICH, his heirs and assigns, forever; and I, JACQUE JOHNSON, do further covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable

to all genders.

Witness our hands this the 20th day of May, 1996.

BOOK 10058 PG 643

JACQUE JOHNSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JACQUE JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 20th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $63,500.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

96 MAY 23 AM 10:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

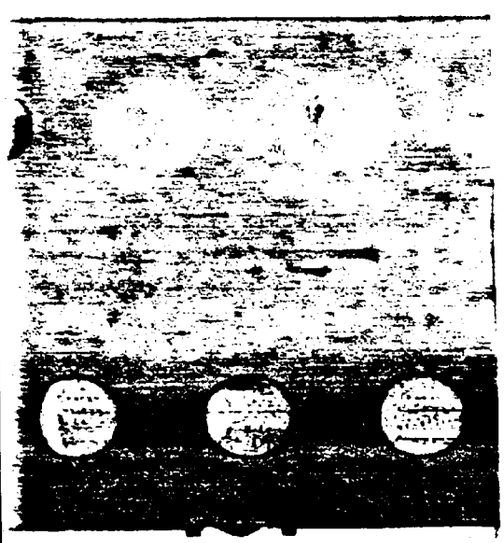
0184436

IDENTIF. & REFERENCE

MAIL ENV.

4550 05/23 0101 03CHECK 243.95





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10058 PG 644

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
TOTAL	243.95
CHECK	243.95

RECEIPT IS NOT VALID UNTIL [illegible] IS PAID BY BANK 0001 4550

0184436
IDENTIF. ↑ REFERENCE

96 MAY 23 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042485