WARRANTY DEED

BOOK 10478 PG 574

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES JUNE 26, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otis Lee Singleton (NAME)	Franklin American Mortgage (NAME)	50-10-13.00
3227 Masonwood Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	12DZ 33360
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Richard Outlaw, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Otis Lee Singleton and wife, Tonya D. Singleton

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. 781 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 781 fronts 79.0 feet on the northerly side of Masonwood Drive and extends back 139.43 feet on the westerly line and 139.8 feet on the easterly line to a dead line in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to Richard Outlaw and wife, Nancy R. Outlaw by deed from Bobby R. Cannon and wife, Shirley G. Cannon of record in Book 5327, page 61, Register's Office, Davidson County, Tennessee. The said Nancy R. Outlaw having since deceased, leaving Richard Outlaw as the surviving tenant by the entirety.

Subject to restrictions of record in Book 3434, page 270, Book 3616, page 269 and Book 3702, page 519, said Register's Office.

0311667

IDENTIF. ↑ REFERENCE

97 JUN -4 AM 9:06

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8439 06/04 0101 03CHECK 360.50

This is improved (X) property, known as 3227 Masonwood Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 hand this 30th day of May 19 97

Richard Outlaw
Richard Outlaw

BOOK 10478 PG 575

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 Richard Outlaw, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of May 19 97.

Commission expires _____

Notary Public

PAM G. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN MY COMMISSION EXPIRES JUNE 26, 2000

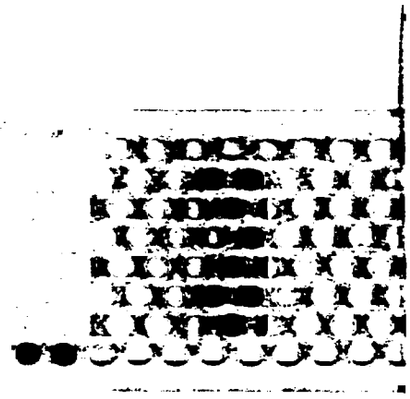
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10478 PG 576

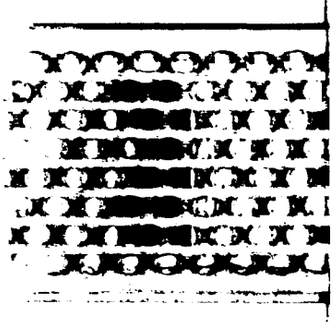
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

06/04/97 01 09:09 0001 8439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0311667
IDENTIF. ↑ REFERENCE

97 JUN -4 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158365