WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 98

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
Charles White (NAME)	Franklin American Mortgage (NAME)	33-11-45
813 Hamblen Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	11D 30955
Madison, TN 37115 (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, Stephen Lyle Taylor, Jr. and wife, Tonya Michelle Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles White and wife, Petrina White

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. 209 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 209 fronts 105 feet on the Northwesterly side of Hamblen Drive and extends back 209.5 feet on the Northeasterly line and 204.7 feet on the Southwesterly line, to a dead line measuring 134.0 feet thereon.

Being the same property conveyed to Stephen Lyle Taylor, Jr. and wife, Tonya Michelle Taylor by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8608, page 234, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3029, page 246, said Register's Office.

043847 2 IDENTIF. & REFERENCE

98 MAY 15 PM 12:02

ELLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 813 Hamblen Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 6th day of May 19 98

Stephen Lyle Taylor, Jr.

Tonya Michelle Taylor

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 Stephen Lyle Taylor, Jr. and wife, Tonya Michelle Taylor

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of May, 19 98.

Commission expires _____

_____
Notary Public

STEVEN G. WILD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 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

EXHIBIT A

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. 209 on the Plan of Primrose acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 209 fronts 105 feet on the Northwesterly side of Hamblen drive and extends back 209.5 feet on hte Northeasterly line and 204.7 feet on the Southweterly line, to a dead line measuring 134.0 feet thereon.

Being the same property conveyed to Stephen Lyle Taylor, Jr. and Tonya Michelle Taylor from Jack Kemp, Secretary of Housing and Urban Development by Deed dated April 22, 1992 and recorded April 23, 1992 in Book 8608, page 234, Register's Office for Davidson County, Tennessee.

7880 05/15 0101 03CHECK 345.63

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

RECEIVED OF _____

FOR _____

BOOK 10933 PG 562

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 345.63
				CHECK 345.63
05/15/98	01			12:03 0001 7890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043847 2
IDENTIF. # REFERENCE

98 MAY 15 PM 12:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293890