WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Debra Nesmith Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF July 19 98

GREGORY H. ROLEN NOTARY PUBLIC Exp. 05/27/2001 DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Nesmith Boyd (NAME)	Franklin American Mortgage (NAME)	MAP 133-01
3214 Meade Avenue (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 143
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 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, R. Paul Perutelli and wife, Barbara J. Perutelli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Nesmith Boyd, married

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. 7 on the Plan of William Colemans Subdivision of 7.08 acres off the west part of Radnor College Land, of record in Book 547, page 181, said Register's Office, to which plan reference is hereby made for a more complete description.

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of William Colemans Subdivision of 7.08 acres off the west part of Radnor College Land, of record in Book 547, page 181, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Paul Perutelli by deed from Department of Housing and Urban Development, of record in Book 6058, page 864, Register's Office of Davidson County, Tennessee.

Richard Paul Perutelli and R. Paul Perutelli are one and the same person.

MAIL ENV.

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN. 98 AUG -4 AM 8:37

IDENTIF. A REFERENCE 04704

unimproved ( )
This is improved (X) property, known as 3214 Meade Avenue, Nashville, TN 37211
(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 24th day of July 19 98

R. Paul Perutelli by Barbara J. Perutelli attorney in fact
R. Paul Perutelli By: Barbara J. Perutelli Attorney-In-Fact
Barbara J. Perutelli

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 R. Paul Perutelli and wife, Barbara J. Perutelli

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 Nashville, Tennessee, this 24th day of July, 1998.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

Commission expires _____

Notary Public

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

2048 08/04 0101 03CHECK 199.70

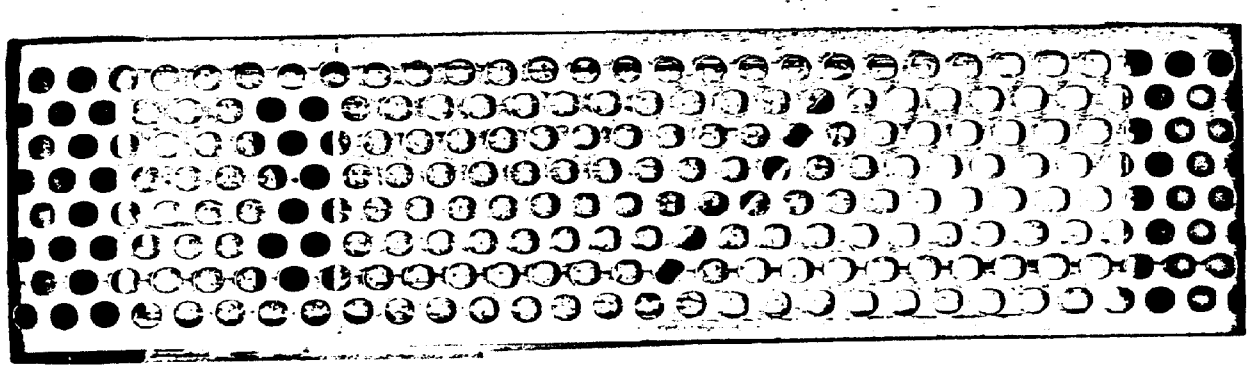
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 1998, before me personally appeared Barbara J. Perutelli, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R. Paul Perutelli and acknowledged that she executed the same as the free act and deed of R. Paul Perutelli.

Witness my hand and seal this 24th day of July, 1998.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

Notary Public



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

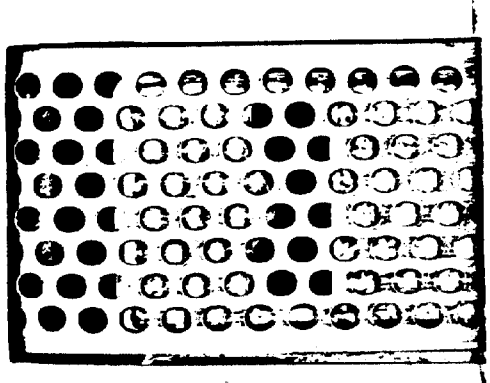
RECEIVED OF _____

FOR _____

BOOK 11049 PAGE 521

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	51000.00
CON TX	188.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	199.70
CHECK	199.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/98 01 10:36 0001 2048

0470404
IDENTIF. ← REFERENCE
98 AUG -4 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1327646