Box 55-B

WARRANTY DEED

BOOK 11182 PAGE 818

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DANA B. SMITH

THIS INSTRUMENT WAS PREPARED BY
Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa J. Graham (NAME)	Franklin American Mortgage Company (NAME)	MAP 161-03-0
534 Brewer Drive (ADDRESS)	Suite 150, 214 Overlook Circle (ADDRESS)	PARCEL 08.00
Nashville, TN 37211 (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, Mark Michaels and Cendy D'Onofrio, unmarried individuals

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa J. Graham, an unmarried person

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. 36, on the plan of Wilkerson Heights, of record in Plat Book 2900, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Michaels and Cendy D'Onofrio, both unmarried, by deed from Winifred C. Cooney, unmarried, of record in Book 9822, page 704, Register's Office for Davidson County, Tennessee.

Mark Michaels and Mark A. Michaels being one and the same person.
Mark A. Michaels granted Special Power of Attorney to Marshall L. Hix by instrument of record in Book 11036, page 980, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1999 taxes, and subsequent years, a lien but not yet due and payable; the plan of record in Book 2900, page 63, and restrictive covenants of record in Book 2998, page 140, said Register's Office.

0507045
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 4:18
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 534 Brewer Drive, 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 30th day of October 19 98

Mark Michaels by Marshall L. Hix Attorney in Fact
Mark Michaels, by Marshall L. Hix, Attorney-in-Fact

Cendy D'Onofrio
Cendy D'Onofrio

BOOK 11182 PAGE 819

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 Cendy D'Onofrio

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October 19 98.

Commission expires My Commission Expires NOV. 24, 2001

Dana B. Smith
Notary Public

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of October, 1998, before me, the undersigned officer, personally appeared Marshall L. Hix, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Mark Michaels, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires:
My Commission Expires NOV. 24, 2001

Dana B. Smith
Notary Public

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1124 11/02 0101 03CHECK
436.50

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

RECEIVED OF _____

FOR _____

BOOK 11182 PAGE 820

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
				115000.00
				CON TX 425.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 436.50
				CHECK 436.50
			11/02/98 01	16:18 0001 1124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507045 IDENTIF. ↑ REFERENCE

98 NOV -2 PM 4:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366276