BOOK 11221 PAGE 565 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 144,000.00
Daniel Michael Singelyn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF November
Marie Bradford
Notary Public
MY COMMISSION EXPIRES January 26, 2002
(AFFIX SEAL)

MARIE BRADFORD
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel Michael Singelyn (NAME)	Franklin American Mortgage (NAME)	MAP #135-14A
748 Piccadilly Row (ADDRESS)	214 Overlook Circle, #150 (ADDRESS)	PARCEL #1500
Antioch, TN 37013 (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, Marvin D. Farris, Jr. and wife, Beatrice M. Farris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Michael Singelyn and wife, Elizabeth Anne Singelyn

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. 15, Final Plat, Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900, Pages 140 and 141, 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 Marvin D. Farris, Jr. and wife, Beatrice M. Farris by deed from Merriel Bullock, unmarried, of record in Book 9864, Page 701, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6405, Page 169; Book 7067, Page 739; Book 10097, Page 390; and Book 7032, Page 733, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 7032, Page 730; and Book 7032, Page 761, said Register's Office.

1952 11/25 0101 03CHECK 543.80

This is unimproved ( ) improved (X) property, known as 748 Piccadilly Row, Antioch, TN 37013
(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 20th day of November 19 98

Marvin D. Farris, Jr.

Beatrice M. Farris

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FILE BOX 45

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 Marvin D. Farris, Jr. and wife, Beatrice M. Farris

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 20th day of November, 19 98.

Commission expires January 26, 2002

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 _____

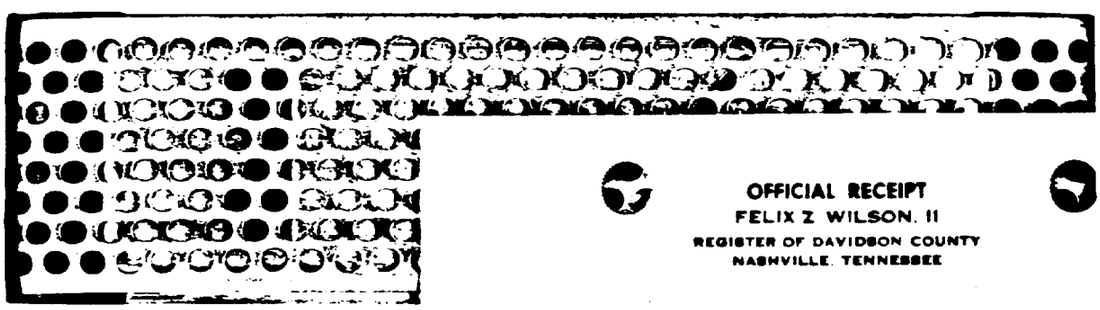
Notary Public

0517186

IDENTIF. ▲ REFERENCE

98 NOV 25 PM 3:20

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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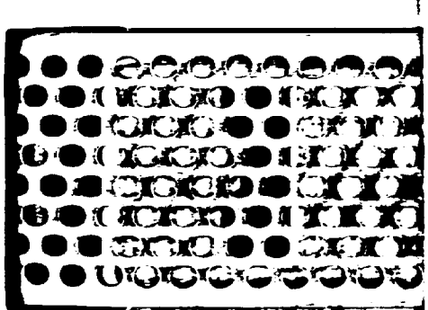
CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MC MORTGAGE	REL RELEASE	CO Tx STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO Tx STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	AMT
	144000.00
CON TX	532.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	543.80
CHECK	543.80

11/25/98 01 15:20 0001 1952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0517186

IDENTIF. ◆ REFERENCE

98 NOV 25 PM 3:20

R.L. LANGLEY, JR. REGISTER
DAVIDSON COUNTY, TN.

No. 1376992