EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 9359
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

James A. Fahrner
Affiant

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

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fahrner	Franklin American Mortgage	135-14-A-157CO
(NAME)	(NAME)	
604 Rocky Mountain Parkway	214 Overlook Court, Suite 150	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11232 PAGE 595

FOR AND IN 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, John C. Smith and wife, Brenda A. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Fahrner and Martha E. ~~Lampkin~~ MX Lamkins

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:

Located in Davidson County, Tennessee, being Lot Number 157 on the Plan of Final Plat, Phase Four, Pinnacle Point Subdivision, of record in Plat Book 6900 at page 524, Register's Office for Davidson County, Tennesssee, to which reference is hereby made for a more complete description

BEING the same property conveyed to John C. Smith and wife, Brenda A. Smith by deed from Larry C. Childers and wife, Joyce A. Childers, filed of record in Book 9515, page 215, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

4703 12/02 0101 03CHECK 521.60

This is improved property known as 604 Rocky Mountain Parkway, Antioch, TN 37013

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 their hand s this 30th day of November, 19 98.

John C. Smith

Brenda A. Smith by J.C.S. mm Att'g in fact

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

John C. Smith

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 Nashville, Tennessee, this 30th day of November, 19 98.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires Expires SEPT. 23, 2000

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I, the undersigned Notary Public, do hereby certify that JOHN C. SMITH Attorney In Fact for BRENDA A. SMITH, personally appeared before me this date, and being duly sworn, says that he executed the foregoing instrument for and on behalf of BRENDA A. SMITH and that his authority to execute and acknowledge is contained in a Power of Attorney, recorded simultaneously herewith and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this 30th day of November, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

98 DEC -2 PM 4:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0519808

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11232 PAGE 597

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 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 521.60
CHECK 521.60

12/02/98 01 16:17 0001 4703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 19808
IDENTIF. ← REFERENCE

98 DEC -2 PM 4:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379726