WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,900.00

Craig J. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG J. CLARK (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 63-4
103 MT. VERNON DRIVE (ADDRESS)	501 CORPORATE CENTRE DR. STE 400 (ADDRESS)	PARCEL 44
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (ZIP)	FRANKLIN, TENNESSEE 37067 (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, RANDY FRAINE AND WIFE, GAIL R. FRAINE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG J. CLARK AND WIFE, LYNN B. CLARK

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. 2 on the Plan of Lakewood Heights Subdivision, of record in Book 3842, page 25 and amended by an instrument of record in Book 4237, page 200, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a point in the easterly margin of Mount Vernon Drive and thence northerly 82.5 feet to a point; thence around a curve northeasterly 59.68 feet; thence with the southerly margin of Mount Vernon Drive 113.7 feet to a point; thence southerly 131.9 feet to a point; thence westerly 160.7 feet to the beginning.

Being the same property conveyed to Randy Fraine and wife, Gail R. Fraine by deed of record in Book 10934, page 80, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 103 MT. VERNON DRIVE, OLD HICKORY, TENNESSEE 37138
(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 26th day of February 19 99

Randy Fraine
RANDY FRAINE

Gail Fraine
GAIL R. FRAINE

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 RANDY FRAINE AND WIFE, GAIL R. FRAINE

the bargainor 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 MADISON, Tennessee, this 26th day of February, 19 99

Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

05643241
IDENTIF. & REFERENCE
99 MAR 22 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENVELOPE

1998 03/22 0101 22/20 $CHECK 606.33

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11394 PG. 801

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0564324

IDENTIFICATION REFERENCE

99 MAR 22 PM 3:28

CAMT
160900.00
CON TX 595.33
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 606.33
CHECK 606.33

03/22/99 01 15:27 0001 1988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441085