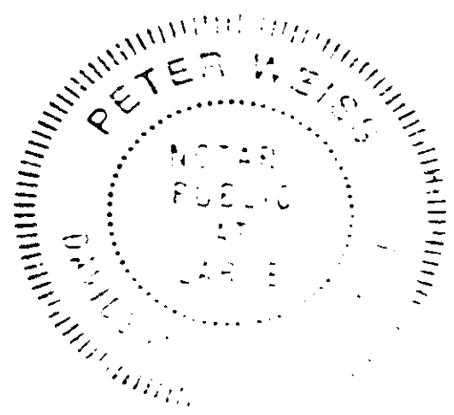
99-4-46-Q

FILE BOX 19B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,900.00

M. Aurelius Sofia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M. AURELIUS SOFIA	FRANKLIN AMERICAN MORTGAGE COMPANY	MAP 172-01-0-A
(NAME)	(NAME)	
516 Copperfield Way	501 Corporate Centre Dr. Ste 400	PARCEL 013CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	F.B.#: 06DU-82208
(CITY) (STATE) (ZIP)	(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, KENNETH F. SWEENEY AND WIFE, AMY H. WELBORN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. AURELIUS SOFIA AND GINGER MCGILL, BOTH UNMARRIED

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. 13 on the Plan of Copperfield, Revised, of record in Book 6900, Pages 555 thru 559, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Kenneth F. Sweeney and wife, Amy H. Welborn, by Deed from Advantage Builders Inc., of record in Book 9028, Page 413, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7071, Page 482, and Restrictive Covenants, of record in Book 6779, Page 296, rerecorded in Book 6783, Page 973, and Book 7208, Page 889, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Kenneth F. Sweeney pursuant to a Power of Attorney executed by same on the 29th day of April, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 516 Copperfield Way, Brentwood, TN 37027
(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 April 1999

KENNETH F. SWEENEY Kenneth F. Sweeney
By: John McLeroy
JOHN McLEROY, Attorney-in-fact

Amy H Welborn
AMY H. WELBORN

99 MAY -7 PM 12:58
CATHY BRIGGS
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05842227

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 AMY H. WELBORN, 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 Brentwood, Tennessee, this 30th day of April, 1999.

My Commission Expires: 7/24/99

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 1999, before me personally appeared JOHN McLEROY, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of KENNETH F. SWEENEY, and acknowledged that he executed the same as the free act and deed of the said KENNETH F. SWEENEY.

My Commission Expires: 7/24/99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11469** PG. **320**

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

0584227

IDENTIFICATION REFERENCE

99MAY-7 PM12:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	500.00
[illegible] TX	343.21
PRFEE	1.00
MISC	5.00
CFEE	2.00
TOTAL	851.21
CHECK	851.21

[illegible] 13:01 0001 3132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457798