STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 147,500.00
Subscribed and sworn to before me this the 27 day of August 1999

Affiant

My commission expires: July 20, 2002

Notary Public

NOTARY PUBLIC AT DAVIDSON COUNTY TN

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9922241
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Charles E. Russell	FRANKLIN AMERICAN MORTGAGE COMPANY
213 Crosshaven Court	501 CORPORATE CENTER DRIVE, SUITE 400
STREET ADDRESS Antioch, TN 37013	STREET ADDRESS FRANKLIN, TN 37067
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 164-9-15	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Robert M. Adkins and wife, Tracy R. Adkins

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Charles E. Russell and wife, Alisha M. Russell

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 295 on the Plan of Final Plat, Section One, Asheford Crossing, of record in Plat Book 7900 at page 937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Robert Michael Adkins, Unmarried by Quitclaim Deed of record in Book 10688 page 759, Register's office for said County.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

0630888
CROSS REFERENCE
99 AUG 31 PM 3:46
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 213 Crosshaven Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 27 day of August , 1999

Robert M. Adkins

Tracy R. Adkins

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 27 day of August, 1999, before me personally appeared Robert M. Adkins & Tracy R. Adkins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires July 26, 2003

Notary Public

State of Tennessee
County of

On this 27 day of August 27, , 1999, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

3168 08/03 0101 03CHECK 556.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11643 PAGE 371

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

0630888 -

CHECK # KEFERENCE

99 AUG 31 PM 3:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	147500.00
CON TX	545.75
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	556.75
CHECK	556.75

08/31/99 01 15:46 0001 3168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511222