WARRANTY DEED

BOOK 11645 PG. 90

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,113.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF August

Notary Public

MY COMMISSION EXPIRES: 3/17/2000
(AFFIX SEAL)

SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell D. Gill	Franklin American Mortgage	MAP 172-8B
(NAME)	(NAME)	
1549 Celebration Way	501 Corporate Center Drive, #400	PARCEL 6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, Kimberly D. Temple Powers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell D. Gill, 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. 6 on the Plan of Revised Final Plat of Bridle Downs, Phase I, as of record in Book 6900, pages 701-703, as corrected by instrument of record in Book 8169, page 240, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly D. Temple by deed from Paula J. Randall of record in Book 10828, page 234, Register's Office for Davidson County, Tennessee.

3405 09/01 0101 03CHECK 518.32

This conveyance is subject to any and all existing restrictions and easements of record.

The said Kimberly D. Temple and Kimberly D. Temple Powers being one and the same person.

And I, Lance C. Powers, husband of Kimberly D. Temple Powers, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

99 SEP -1 PM 3:12
REGISTER
DAVIDSON COUNTY, TN.

06312293
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1549 Celebration Way, Nashville, TN 37211
(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 my hand this 27th day of August 19 99

Kimberly D. Temple Powers by Andrea C. Greff,
Kimberly D. Temple Powers
Atty in Fact Lance C. Powers by
Andrea C. Greff, Atty 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 Kimberly D. Temple Powers, married

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 Nashville _____, Tennessee, this 27th day of August 19 99 .

Commission expires _____

_____
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 _____

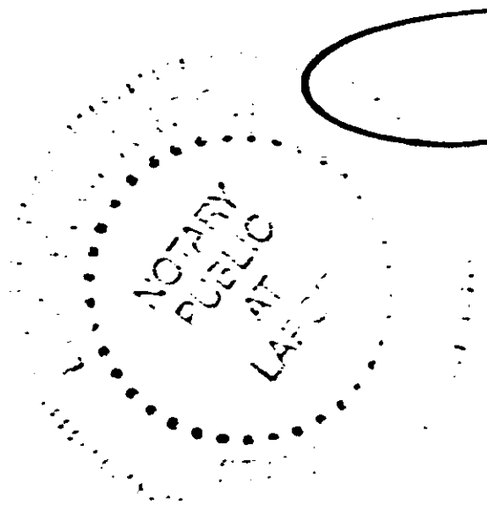
_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 1999, before me personally appeared Andrea C. Greff, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Kimberly D. Temple Powers and Lance C. Powers, and acknowledged that she executed the same as the free act and deed of said Kimberly D. Temple Powers and Lance C. Powers. Witness my hand and official seal at Nashville, TN, this 27th day of August, 1999.

My Commission Expires:
March 25, 2000

_____
NOTARY PUBLIC



Warranty Deed from Kimberly D. Temple Powers, to Russell D. Gill.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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06312 93

IDENTIF. & REFERENCE

99 SEP -1 PM 3:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	137113.00
CON TX	507.32
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	518.32
CHECK	518.32

09/01/99 01 15:12 0001 3605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511651