THIS INSTRUMENT PREPARED BY:

Joseph Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:20000502004346S Page: 1 OF 2
REC'D FOR REC 05/02/2000 8:34:51AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $412.55

FILE BOX 45

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Jana Kai Evans	(NAME) Franklin American Mortgage Company	(Field Book No.) 04D-93940
(STREET ADDRESS OR ROUTE NUMBER) 5804 Avalon Court	(STREET ADDRESS) 501 Corporate Centre Dr. Suite 400	(Map) 87-5-A
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) Franklin, TN 37067	(PARCEL) 98

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and suffiniency of which is hereby acknowledged Mark A. Crook and wife, Heather A. Crook

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Jana Kai Evans

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Farmingham Woods, Phase 2, Section 2, as of record in Book 7900, page 424, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark A. Crook and wife, Heather A. Crook by deed from Jimmy Liddell McClure, II and wife, Heather A. Crook of record in Book 11094, Page 255, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 111,500.00

Subscribed and sworn to before me this the 25th day of April, 2000

Melissa R. White
AFFIANT

Patricia Nichols
Notary Public

My commission expires: 3/24/01

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ) property, known as 5804 AVALON COURT, HERMITAGE, Tennessee 37076
improved (X) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 25th day of April, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

Mark A. Crook
MARK A. CROOK

Heather A. Crook
HEATHER A. CROOK

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Denver

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark A. Crook and Heather A. CROOK to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this 21st day of April 2000

Erica Y. Mitchell
Notary Public

My Commission Expires:

NOTARY PUBLIC ERICA Y. MITCHELL STATE OF COLORADO My Commission Expires Jan. 14, 2002

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Crook and wife, Heather A. Crook, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal at office in Denver, CO, this 21st day of April 2000.

Erica Y. Mitchell
Notary Public

My Commission Expires:

NOTARY PUBLIC ERICA Y. MITCHELL STATE OF COLORADO My Commission Expires Jan. 14, 2002

ENCUMBRANCES:

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, recorded in Book 8702, page 528, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Subject to all matters shown on the Plan of record in Book 7900, page 424, Register's Office for Davidson County, Tennessee.

4. Survey of Campbell, McRae and Associates, Inc. dated August 27, 1998, shows the concrete drive encroaches on the public utility & drainage easement.

5. Subject to rights of others in and to the common areas/elements.