Box 52

WARRANTY DEED

Instr:200005040044981 Page: 1 OF 2
REC'D FOR REC 05/04/2000 9:47:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $710.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Randi N Luna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: 10/5/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randi N. Luna (NAME)	Franklin American Mortgage (NAME)	181-10a-29CO
371 Autumn Oaks Drive (ADDRESS)	501 Corporate Center Drive (ADDRESS)	
Nashville, TN 37211 ~~37027~~ RNL (CITY) (STATE) (ZIP)	Franklin, TN 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, Fallon Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randi N. Luna and Candie Hopkins

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 Number 345 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700 at page 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fallon Homes, LLC by deed from Autumn Oaks, LLC of record in Book 11746, page 620, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. (7) Rollback taxes, if any, shall be the responsibility of Grantor.

unimproved ( )
This is improved (X) property, known as 6736 Autumn Oaks Drive, Nashville, TN 37211 ~~37027~~ RNL
(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 28th day of April, 2000

Fallon Homes, LLC
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Roger Fallon and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Manager and ~~respectively~~ of the Fallon Homes, LLC the within named bargainor, and corporation, and that he as such General Manager ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~Corporation, by the said~~ LLC by Roger Fallon as such General Manager, ~~and affixing the same by the said~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 28th day of April 2000.

My commission expires 3/10/2003

Brenda R Behman
Notary Public