Instr:200008240083722 Page: 1 OF 2
REC'D FOR REC 08/24/2000 10:38:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $349.65

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $94,500.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS ROBERT N. STARNES	FRANKLIN AMERICAN MORTGAGE	MAP 133-12-0
424 Dawn Drive	501 Corporate Centre Drive,	PARCEL 205.0
Nashville, Tennessee 37211	Franklin, Tennessee 37067	FB#05DU08255

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WENDY OYLER, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT N. STARNES AND WIFE, JEANNINE M. STARNES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 424 Dawn Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2000.

WENDY OYLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY OYLER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Greenwood Hills Section 2, as of record in Plat Book 4955, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wendy Oyler by deed from Cynthia S. Greer of record in Book 11351, page 519, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5071, page 50; and (3) All matters appearing on the Plan of record in Plat Book 4955, page 31, said Register's Office.

Wendy R. Oyler being one and the same as Wendy Oyler.