THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

Instr:200008310086377 Page: 1 OF 2
REC'D FOR REC 08/31/2000 2:32:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $525.40

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Lisa Kanakrieh	**Franklin American**	
1301 McKennie Avenue	**501 Corporate Centre Dr.**	**83-1-285**
Nashville, Tennessee 37206	**Suite 400**	
	Franklin, TN 37067	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $142,000.00

Lisa M. Kanakrieh
Affiant

Subscribed to and sworn before me this 31st day of August, 2000.

Notary Public

My Commission Expires: January 31, 2004

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand Dollars ($142,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RICKEY L. WALKER and wife, VICKIE WALKER (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto LISA M. KANAKRIEH, unmarried (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.

Said Lot No. 24 fronts 99 feet on the northerly side of McKennie Avenue and runs back 167.6 feet on the easterly line, and 168 feet on the westerly line, with the easterly margin of North 12th Street, formerly Wilhoite Avenue, to an alley.

Being the same property conveyed to RICKEY L. WALKER by Quitclaim Deed from DANNY ESQUIBEL of record in Instrument No. 200005020044170, said Register's Office.

This is improved real property known as 1301 McKennie Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. The Grantors covenants with the said Grantee that they are lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantors further covenant and bind themselves, their representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors 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 gender.

Witness my hand this 31st day of August, 2000.

RICKEY L. WALKER

VICKIE WALKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKEY L. WALKER and wife, VICKIE WALKER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 31st day of August, 2000.

Notary Public

My Commission Expires: January 31, 2004