THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9890L

Davidson County DEEDWARR
Recvd: 09/20/00 11:58 2pgs
Fees:11.00 Taxes:514.30
20000920-0093557

MAP/GROUP/PARCEL: 043-02-0/008.00

NEW OWNER'S NAME AND ADDRESS:
Fausto Molina and Martha Molina
1040 Pierce Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Charles Clifton Hicks and Sandra D. Hicks, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Fausto Molina and Martha Molina, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE MAP OF A RESUBDIVISION OF CERTAIN LOTS IN THE DIXIE PURE FOOD SUBDIVISION AT AMQUI, AS OF RECORD IN BOOK 843, PAGE 66, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 100 FEET ON THE EASTERLY SIDE OF PIERCE AVENUE AND RUNS BACK 607 FEET ON THE NORTHERLY LINE AND 634 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE AND SHOWS 100 FEET ON SAID LINE.

The subject property is improved property commonly known as 1040 Pierce Road, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9586, Page 111, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles Clifton Hicks

Sandra D. Hicks

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles Clifton Hicks and Sandra D. Hicks, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 31st day of August, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $139,000.00.

AFFIANT

Sworn to and subscribed before me, this 31st day of August, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02