WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant Jong Min Ma

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/22/00 15:18 2pgs
Fees:11.00 Taxes:610.50

20000922-0094330

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jong Min Ma (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	172-12B-52CO
5700 Scout Drive (ADDRESS)	501 CORPORATE CENTRE DRIVE #400 (ADDRESS)	6D 77705
Nashville, Tennessee 37211 (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, Patricia A. Aldred, Executrix for the Estate of Virginia M. Nicholson, and individually, Patricia A. Aldred, William R. Nicholson and Janice W. Nicholson, heirs HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jong Min Ma, a married man

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 No. 190 on the Plan of Section Five, Bradford Hills, of record in Plat Book 7900, Page 6; and Book 7900, Page 287 and 288, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William E. Nicholson and wife, Virginia M. Nicholson by deed from Claridge Builders, Inc. of record in Book 8548, Page 32, Register's Office for Davidson County, Tennessee. William E. Nicholson having since died leaving said property to his wife, Virginia M. Nicholson. Virginia M. Nicholson having since died leaving said property to Patricia Ann White, William R. Nicholson, and Janice W. Sumek by will of record in Will Book 235, Page 334, Register's Office for Davidson County, Tennessee; and filed with the Probate Court of Davidson County under #00P834.

Patricia Ann White now being known as Patricia A. Aldred.
Janice W. Sumek now being known as Janice W. Nicholson.

This conveyance is subject to taxes for 2000 and subsequent years, easements, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5700 Scout Drive, Nashville, Tennessee 37211
(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 20th day of September, 2000

Patricia A. Aldred
Patricia A. Aldred, Executrix

Patricia A. Aldred
Patricia A. Aldred

William R. Nicholson
William R. Nicholson
by: Patricia A. Aldred, Attorney In Fact

Janice W. Nicholson
Janice W. Nicholson
by: Patricia A. Aldred, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Aldred, Executrix for the Estate of Virginia M. Nicholson, and Patricia A. Aldred, individually

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of September, 2000.

Commission expires January 26, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Ruth M. Foran a Notary Public within and for the State and County aforesaid, personally appeared Patricia A. Aldred with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of William R. Nicholson and who acknowledged that she executed the same as the free act and deed of said William R. Nicholson, as authorized by Power of Attorney being recorded simultaneously herewith.
Witness my hand and official seal at Brentwood, Williamson County, Tennessee this 20th day of September, 2000.

My Commission Expires:
January 26, 2004

Ruth M. Foran, Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Ruth M. Foran a Notary Public within and for the State and County aforesaid, personally appeared Patricia A. Aldred with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Janice W. Nicholson and who acknowledged that she executed the same as the free act and deed of said Janice W. Nicholson, as authorized by Power of Attorney being recorded simultaneously herewith.
Witness my hand and official seal at Brentwood, Williamson County, Tennessee this 20th day of September, 2000.

My Commission Expires:
January 26, 2004

Ruth M. Foran, Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.