WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/00 08:11 2pgs
Fees:11.00 Taxes:292.30
20001002-0096781

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Elizabeth C Powell
Affiant

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

Denise Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth C. Powell (NAME)	Franklin American Mortgage Company (NAME)	MAP 108, GP. 16
3266 Priest Woods Drive (ADDRESS)	501 Corporate Centre Dr., Ste.400 (ADDRESS)	PARCEL 14
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	3D77654

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, Richard Popperl and wife, Juanita Popperl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth C. Powell, an unmarried woman

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:

BEING Lot 14-A, Zone Lot Division of Lots 10,11,12,14,24,26, and 34, Section One, Percy Priest Woods, of record in Book 5200, Page 472, and amended in Book 5200, Page 652, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard Popperl and wife, Juanita Popperl by deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 9333, Page 615, Register's Office, Davidson County, Tennessee.

Phil Dildine executed this instrument on behalf of Richard Popperl and Juanita Popperl pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5984, Page 865; amended in Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, and Book 6560, Page 667, and Plat Notes in Book 5200, Page 652, said Register's Office.

This conveyance is subject to utility and drainage easement and minimum

CONTINUED

unimproved ( )
This is improved (X) property, known as 3266 Priest Woods Drive, Nashville, TN 37214
(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 our hand s this 28th day of September, 2000

Richard Popperl
By: RICHARD POPPERL By [signature] ATTORNEY-IN-FACT
Phil Dildine, Attorney-in-fact

Juanita Popperl
By: JUANITA POPPERL By [signature] ATTORNEY-IN-FACT
Phil Dildine, Attorney-in-fact

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

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 _____.

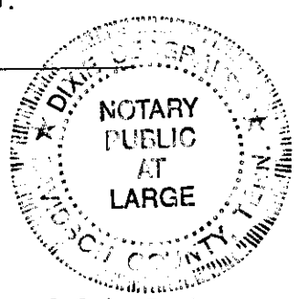
My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phil Dildine as Attorney-in-Fact for Richard Popperl and Juanita Popperl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 2000.

Dixie Seagraves
NOTARY PUBLIC



My Commission Expires: 1-26-2002

LEGAL DESCRIPTION CONTINUATION

building setback line of record in Book 5200, Page 472, and amended in Book 5200, Page 652, said Register's Office.