THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 145,500.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2000

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/02/00 11:23 2pgs
Fees:11.00 Taxes:538.35

20001002-0097113

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PHILLIP B. HILL 704 Fatherland Street Nashville, Tennessee 37206	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 82-16 PARCEL 241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 145,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , SAMUEL M. SCHIFFLI, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PHILLIP B. HILL, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Samuel M. Schiffli, unmarried, by deed from Wayne M. Vincent, unmarried, of record in Book 9956, page 948, Register's Office for Davidson County, Tenenssee.

KAREN C. SCHIFFLI, spouse of Samuel M. Schiffli, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 704 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I ~~have~~ hereunto set my hand on this the 28th day of September, 2000

SAMUEL M. SCHIFFLI

KAREN C. SCHIFFLI

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL M. SCHIFFLI and KAREN C. SCHIFFLI, the 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 this 28th day of September, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public