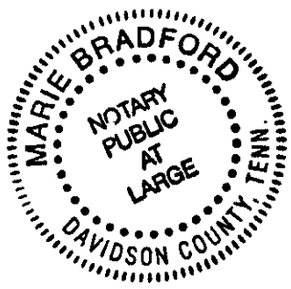
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/01/00 15:58 2pgs
Fees:11.00 Taxes:362.60

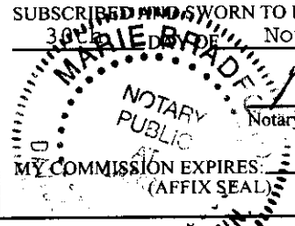


20001201-0118305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 20 00



Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Neal, Jr. (NAME)	Franklin American Mortgage (NAME)	MAP 62-02-0-A
2840 Steamboat Drive (ADDRESS)	501 Corporate Centre Drive; #400 (ADDRESS)	PARCEL 137
Nashville, TN 37214 (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, Tracy Renee Pointer, f/k/a Tracy Renee Williams and husband, Patrick Pointer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Neal, Jr. and wife, Brandi N. Neal

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 No. 137, on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page 158 & 159, amending Plat Book 6250, Page 995, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tracy Renee Williams, unmarried by deed from Imperial Corporation, of record in Book 9757, Page 969, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 158 & 159, amending Plat Book 6250, Page 995, said Register's Office; (3) TVA Line Easement of record in Book 1163, Page 341, said Register's Office.

The said Patrick Pointer joins in this conveyance to convey any and all marital interest he may have in said property.

unimproved ( )
This is improved (X) property, known as 2840 Steamboat 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 30th day of November, 20 00

Tracy Renee Pointer
Tracy Renee Pointer

Patrick Pointer
Patrick Pointer

FILE BOX 45

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 Tracy Renee Pointer, f/k/a Tracy Renee Williams and husband, Patrick Pointer

the bargainor S, 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 Nashville, Tennessee, this 30th day of November 20 00.

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 or proved to me on the basis of satisfactory evidence) 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 20 .

My commission expires

Notary Public