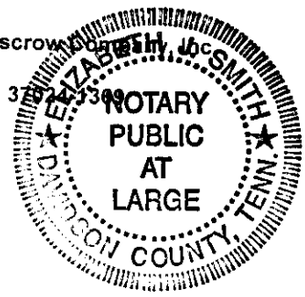
02

Realty 42A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369



My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $146,900.00

Thomas W Ferguson
Affiant

Subscribed and sworn to before me, this 20th day of December, 2000.

Notary Public
My commission expires: 11/29/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas W. Ferguson	Franklin American Mortgage	133-13-0-110.00
517 Inwood Drive	501 Corporate Centre Drive, #400	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peter Stratton and wife, Teresa Stratton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas W. Ferguson and wife, Charlotte B. Ferguson, hereinafter called the Grantees, their successors 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. 54 on the Plan of Abbay Hall, Section 1, of record in Book 2331, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Stratton and wife, Teresa Stratton by deed from Thomas G. Himebaugh and wife, Pamela T. Himebaugh, said instrument being recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 517 Inwood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 December, 2000.

Peter Stratton

Teresa Stratton

Davidson County DEEDWARR
Recvd: 12/27/00 13:33 2pgs
Fees:11.00 Taxes:543.53

20001227-0126201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter Stratton and Teresa Stratton, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 20th day of December, 2000.

Notary Public

My Commission expires 11/29/03

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
November 29, 2003