WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 129,500.00

Affiant

SUBSCRIBED, SWORN TO BEFORE ME, THIS THE
24th Day of January 20 01

Notary Public

MY COMMISSION EXPIRES 3/10/2003
(AFFIX SEAL)

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

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
Anthony F. Lorino (NAME)	Franklin American Mortgage (NAME)	MAP #75-07-0
621 Des Moines Drive (ADDRESS)	501 Corporate Drive, Suite 400 (ADDRESS)	PARCEL #62
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN (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, Mark Alan McDonald, Sole Heir and Executor of the Estate of Donald McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony F. Lorino and wife, Martha S. Lorino

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. 53 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, Page 122, Register's Office for said County, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Donald McDonald and wife, Jean M. McDonald by deed from Johnson Homes, Inc., of record in Book 4166, Page 597, and re-recorded in Book 4176, Page 893, Register's Office for said County. The said Donald McDonald and wife, Jean M. McDonald now being deceased. The said Jean M. McDonald having predeceased Donald McDonald. Donald McDonald died leaving as sole heir and executor the said Mark Alan McDonald. See Order of record in Instrument 20001215-0123325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4134, Page 51, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 122, said Register's Office.

unimproved ( )
This is improved (X) property, known as 621 Des Moines Drive, Hermitage, TN 37076
(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 24th day of January, 20 01

Mark Alan McDonald, Sole Heir

Mark Alan McDonald, Executor

Davidson County DEEDWARR
Recvd: 01/29/01 11:03 2pgs
Fees:11.00 Taxes:479.15

20010129-0008487

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 _____ 20_____ .

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(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

STATE OF TEXAS
COUNTY OF Dallas ✓

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Alan McDonald, Sole Heir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Richardson ✓, Texas, this 23 ✓ day of January, 2001.

My Commission Expires: 7-20-04 ✓ Jennifer Linford ✓

NOTARY PUBLIC

OFFICIAL SEAL
Jenifer Linford
State of Texas
My Commission Expires
July 20, 2004

STATE OF ~~TEXAS~~
COUNTY OF Dallas ✓

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Alan McDonald, Executor of the Estate of Donald McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Executor of the Estate of Donald McDonald and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Richardson ✓, Texas, this 23 ✓ day of January, 2001.

My Commission Expires: 7-20-04 ✓ Jennifer Linford ✓

NOTARY PUBLIC

OFFICIAL SEAL
Jenifer Linford
State of Texas
My Commission Expires
July 20, 2004