THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17688**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $109,000.00. Affiant Subscribed and sworn to before me, this 30th day of JANUARY, 2001. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Michael Ann Zinser 256 Hillsboro Place Nashville, Tennessee 37215	Franklin American Mortgage Co. 501 Corporate Centre Drive, Suite 400 Franklin, Tennessee 37067	MAP 147-03-D PAR 256.00 CO FB 07DA 91275

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, AUDREY D. PARSONS, UNMARRIED AND RALPH D. PARSONS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL ANN ZINSER, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 256 Hillsboro Place, Nashville, Tennessee 37215.

Subject property is not the principal marital residence of the Grantor, RALPH D. PARSONS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of JANUARY, 2001.

Audrey D Parsons By Ralph D Parsons ATTY IN FACT
AUDREY D. PARSONS, BY: RALPH D. PARSONS, ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH

Ralph D Parsons
RALPH D. PARSONS

Davidson County DEEDWARR
Recvd: 01/31/01 12:19 3pgs
Fees:15.00 Taxes:403.30
20010131-0009394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RALPH D. PARSONS, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of JANUARY, 2001.

My Commission Expires: 11/29/03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH D. PARSONS with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said AUDREY D. PARSONS and is authorized by the said AUDREY D. PARSONS, to execute this instrument on HER behalf.

Witness my hand, at Office, this 30th day of January, 2001.

My commission expires:
11/29/03

Notary Public

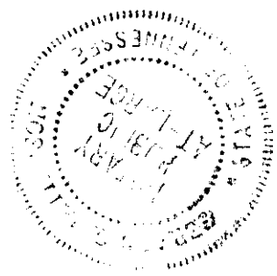


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 256 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 through 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to Audrey D. Parsons, unmarried and Ralph D. Parsons, married, as joint tenants with right of survivorship by deed from Maryglenn McCombs, unmarried of record in Book 10437, page 299, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 4633, page 468, Book 6595, page 58, Book 3531, pages 576 and 592; (4) Charter of record in BOok 6747, page 6; (5) Storm water detention agreement of record in Book 6629, page 452; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751 through 753, said Register's Office.