WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant /s/ J. Walker

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Newton (NAME)	Franklin American Mortgage (NAME)	MAP 72-04
1434 Norvell Avenue (ADDRESS)	501 Corporate Centre Drive, #400 (ADDRESS)	PARCEL 83
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Franklin, Tennessee 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, James R. Braswell and Fredie Braswell and Carlene Smith and Ruth Marie Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Newton and Tony Walker

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. 7 on the Plan of Shadow Lawn Subdivision, of record in Book 1130, page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lloyd S. Lawrence and wife, Hazel T. Lawrence by deed from Larry A. Boatman and wife, Dorothy M. Boatman, of record in Book 5299, page 628, said Register's Office. Lloyd S. Lawrence died vesting title solely in the name of Hazel T. Lawrence. Hazel T. Lawrence has since died. James R. Braswell, Fredie Braswell, Carlene Smith and Ruth Newman (now known as Ruth Marie Jones) are the devisees under the Will of Hazel Lawrence dated March 25, 1993 (filed in the office of the Davidson County Probate Clerk, but not offered for probate) and are the sole heirs of Hazel T. Lawrence pursuant to Affidavit of Heirship being recorded simultaneously herewith. Hazel Lawrence and Hazel T. Lawrence were one and the same person. James R. Braswell and James Rogers Braswell are one and the same person.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1130, page 84, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/01/01 10:22 2pgs
Fees:11.00 Taxes:277.50

20010201-0009797

unimproved ( )
This is improved (X) property, known as 1434 Norvell Avenue, Nashville, Tennessee 37216
(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 31st day of January 2001

James R. Braswell by Fredie Braswell, Attorney-in-Fact

Fredie Braswell

Carlene Smith

Ruth Marie Jones

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 Fredie Braswell and Carlene Smith and Ruth Marie Jones

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 31 day of January, 2001.

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 and who upon _____ oath(s) acknowledged _____ and _____ 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 _____, _____.

My commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31ST day of January, 2001, before me personally appeared Fredie Lee Braswell, to me known to be the person who executed the foregoing instrument on behalf of James R. Braswell and acknowledged that he executed the same as the free act and deed of James R. Braswell.

Witness my hand and seal this 31 day of January, 2001.

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001