BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 3/15/2003
(AFFIX SEAL)

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.

My Commission Expires March 18, 2003

Davidson County DEEDWARR
Recvd: 02/13/01 09:47 2pgs
Fees:11.00 Taxes:695.60

20010213-0013759

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Fulkerson (NAME)	Franklin American Mortgage (NAME)	MAP 181-03
6553 Broken Bow Dr. (ADDRESS)	501 Corporate Centre Dr.Ste.400 (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	PARCEL 040.CO

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, Eugene A. Collins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry R. Fulkerson and wife, Karen S. Fulkerson

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. 40 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, pages 556 & 557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, by deed dated August 16, 1996, from Benedict Marion and wife, Catherine M. Marion of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee. By Quitclaim Deed which is being recorded simultaneously herewith, Gregory S. Perrone, Trustee, quitclaimed all of his right, title and interest in subject property to Eugene A. Collins.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 556 & 557; Book 9700, Page 391; restrictions of record in Book 10752, page 553; amended in Instrument #200007270074152; By-Laws in Book 11033, Page 509 amended in Instrument #200007270074153;; Declaration of record in Book 10752, Page 554; amended in Instrument #200007270074152; Easement in Instrument #200008020076584; Easement of record in Book 6549, Page 403; Agreement of record in Book 10729, Page 380; Dedication of Common Areas of record in Book 11033, Page 519; Application for Greenbelt Assessment-Forest of record in Book 8955, Page 509; Charter of record in Book 11031, Page 79; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6553 Broken Bow Dr., Antioch, Tennessee 37013
(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 my hand this 2nd day of February, 2001

Eugene A. Collins

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins, unmarried

the bargainor _____, 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 Brentwood, Tennessee, this 2nd day of February, 2001

Commission expires _____

Notary Public

ROBIN LEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.
My Commission Expires March 18, 2003

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 _____ 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 _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Eugene A. Collins

TO

Jerry R. Fulkerson and wife,
Karen S. Fulkerson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027