THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

R. L. MOORE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Wade (NAME)	Franklin American Mortgage Corp (NAME)	MAP 171-3-B
121 Carriage Court (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 168
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Franklin, TN 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, Steven C. Jacobson and wife, J'Nae Fincannon-Jacobson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Wade

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson ~~XXXXXXXX~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 28 on the Plan of Townhomes of Fredericksburg, Phase Two, Section 5 as shown on plat of record in Plat Book 9700, page 578 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Steven C. Jacobson and wife J'Na Fincannon-Jacobson by deed from Pulte Homes Tennessee Limited Partnership as of record in Book 11622, page 728, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/28/01 15:04 2pgs
Fees:11.00 Taxes:654.90

20010228-0018728

unimproved ( )
This is improved (X) property, known as 121 Carriage Court, Brentwood, Tennessee 37027
(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 23rd day of February, 2001

Steven C. Jacobson BY: Jaylon Fincannon, Attorney in Fact

J'Nae Fincannon-Jacobson BY: Jaylon Fincannon, Attorney in Fact

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 Jaylon Fincannon 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 on behalf of J'Nae Fincannon-Jacobson, as her Attorney in Fact, as the free act and deed of the within named J'Nae Fincannon-Jacobson.

Witness my hand and official seal at Nashville, TN this 23th day of February, 2001.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named Jaylon Fincannon with whom I am personally acquanited (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Steven C. Jacobson, as his Attorney in Fact, as the free act and deed of the within named Steven C. Jacobson.

Witness my hand and offical seal at Nashville, TN this 24th day of February, 2001

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 2004