Realty Title 48A

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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Jackie Conley
Affiant

Subscribed and sworn to before me this 18th day of April, 2001.

Carol R. Rogers
Notary Public
My commission expires: 11/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Jackie Conley	Franklin American Mortgage	150-14-0-A
3917 Calumet Drive	501 Corporate Centre Dr., #400	055.00CO
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin Cook and wife, Mary H. Cook, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jackie Conley, hereinafter called the Grantees, their successors 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. 55 on the Plan of Calumet, Phase 3, of record in Book 9700, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin Cook and wife, Mary H. Cook by deed from James T. McLean, Sr., unmarried, dated October 27, 1995, of record in Book 9845, Page 809, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3917 Calumet Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of April, 2001.

Kevin Cook

Mary H. Cook

Davidson County DEEDWARR
Recvd: 04/23/01 14:15 2pgs
Fees:11.00 Taxes:436.60

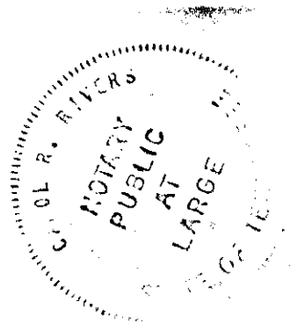
20010423-0039991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Cook and Mary H. Cook, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of April, 2001.

Carol R. Rivers
Notary Public



My Commission expires 11/30/04