THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128000.00

Virginia Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce J. Palmer	**Franklin American Mortgage Company**	MAP 64-09
(NAME)	(NAME)	
4236 Brackenwood Drive	**501 Corporate Centre Drive, Ste. 400**	PARCEL 193
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Franklin, Tennessee 37067**	
(CITY) (STATE) (ZIP)	(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 M. Cook and wife, Sharon D. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce J. Palmer and wife, Angela M. Palmer

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. 33 on the Plan of Southfork, Section One, as of record in Book 6250, page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Cook and wife, Sharon D. Cook by deed from Centex Homes Enterprises, Inc. of record in Book 6849, page 218, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/13/01 18:13 2pgs
Fees:11.00 Taxes:473.60
20010613-0062587

unimproved ( )
This is improved (X) property, known as 4236 Brackenwood Drive, Old Hickory, TN 37138
(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 30th day of May 2001

James M. Cook

Sharon D. Cook

STATE OF NEW YORK

COUNTY OF ONONDAGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

James M. Cook

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at SYR, N.Y., this 30th day of MAY, 2001.

Notary Public

Peter G. Cerio
Notary Public in the State of New York
Qualified in Onondaga County No. 5659415
My Commission Expires Dec. 31, 2002

My Commission Expires:

STATE OF NEW YORK

COUNTY OF ONONDAGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Sharon D. Cook

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at SYR, N.Y., this 30 day of MAY, 2001.

Notary Public

Peter G. Cerio
Notary Public in the State of New York
Qualified in Onondaga County No. 5659415
My Commission Expires Dec. 31, 2002

My Commission Expires: