FILE BOX 45

WARRANTY DEED

ZANA C. PEET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 20 01

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri L. Forrest (NAME)	Franklin American Mortgage Co. (NAME)	MAP 95-14
2138 Jade Drive (ADDRESS)	501 Corporate Center Drive (ADDRESS)	PARCEL 51
Nashville, TN 37210 (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, Joyce E. Robinson and husband, Olin S. Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherri L. Forrest, unmarried

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:

BEING Lot No. 46, on the Map of Elm Hill Acres, Section I, as of record in Book 2331, Page 67, Register's Office for said County.

SAID Lot No. 46 fronts 75 feet on the north side of Jade Drive and runs back between lines, 225.27 feet on the west line and 230.9 on the east line, which is a broken line, to a dead line in the rear on which it measures 40 feet.

BEING the same property conveyed to Joyce E. Robinson et vir. Olin S. Robinson by Quitclaim Deed from Stephen D. Tygret, of record in Instrument 20010223-0017194, Register's Office for said County. See also deeds of record in Instrument 20001110-0111840 and Book 10636, Page 344, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 67, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/25/01 13:17 2pgs
Fees:11.00 Taxes:333.00
20010625-0066978

unimproved ( )
This is improved (X) property, known as 2138 Jade Drive, Nashville, TN 37210
(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 22nd day of June, 20 01

Joyce E. Robinson

Olin S. Robinson

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 Joyce E. Robinson and husband, Olin S. Robinson

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 22nd day of June 20 01

Commission expires March 29, 2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public