Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Tonya N. Osborne
Affiant

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Subscribed and sworn to before me, this 29th day of June, 2001

Notary Public
My commission expires: 03/18/2002

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Tonya N. Osborne	Franklin American Mortgage Co.	42/8/80
238 Nesbitt Lane	501 Corporate Center Drive, Suite 400	
Madison, TN 37115	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Holly E. Boland, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Tonya N. Osborne, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 56A, on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60 Heritage Place, of record in Book 5200, page 628, as amended in Book 6250, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Holly E. Boland, unmarried, by Warranty Deed from James E. Masters and wife, Lisa H. Masters, dated May 27th, 1994, of record at Book 9372, page 876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Heritage Place, of record in Plat Book 5200, page 628, as amended in Book 6250, page 632, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants, of record in Book 6148, page 537, and Book 7893, page 636, Register's Office for Davidson County, Tennessee.
3. All other matters of record in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/11/01 16:18 2pgs
Fees:13.00 Taxes:259.00
20010711-0074108

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.

This property is improved property known as: 238 Nesbitt Lane, Madison, TN 37115.

WITNESS my hand this 29th day of June, 2001.

Holly E. Boland

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 Holly E. Boland, the bargainor, 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 29th day of June, 2001.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 200

Notary Public

My Commission expires: 03/18/2002