THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 174,500.00

Dolecia V. Williams
Affiant

Subscribed and sworn to before me, this 31st day of July, 2001

Mitchell A. Watts
Notary Public

My Commission Expires: 9.29.01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DOLECIA V. WILLIAMS 8044 Settlers Way Nashville, Tennessee 37221	FRANKLIN AMERICAN MORTGAGE 501 Corporate Center Drive #400 Franklin, Tennessee 37067	MAP 126-15-A PARCEL 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 174,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JAMES M. MOORE AND WIFE, COURTNEY W. MOORE hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto DOLECIA V. WILLIAMS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 12, Phase One on the Plan of Boone Trace at Biltmore as of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James M. Moore and wife, Courtney W. Moore, by deed from William Randall Matthews and wife, Stephanie Matthews, of record as Instrument No. 20001207-0120685 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/06/01 08:12 2pgs
Fees:13.00 Taxes:645.65
20010806-0083386

This is improved property known as 8044 Settlers Way, Nashville, Tennessee 37221

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 s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Boone Trace at Biltmore, Phase One of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 2001.

JAMES M. MOORE

COURTNEY W. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 JAMES M. MOORE AND WIFE, COURTNEY W. MOORE, the bargainors, 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 this 31st day of July, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath 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 this _____ day of _____.

My Commission Expires: _____

Notary Public