THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18233	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00 Laurine C King Affiant Subscribed and sworn to before me, this 21st day of August, 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires NOV 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JAMES G. KING	FRANKLIN AMERICAN MORTGAGE	130-8
3612 Trimble Road	501 CORPORATE CENTRE DRIVE	82
Nashville, Tennessee 37215	FRANKLIN, TENNESSEE 37067	7DA45095

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RONALD M. SOHR AND WIFE, BECKY SOHR AS TO A 1/2 UNDIVIDED INTEREST AND JAMES M. SOHR AND WIFE, LEAH E. SOHR , AS TO A 1/2 UNDIVIDED INTEREST, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES G. KING AND WIFE, LAURINE C. KING, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3612 Trimble Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2001.

JAMES M. SOHR

BY: James M. Sohr, by Ronald Martin Sohr, Attorney in Fact

RONALD MARTIN SOHR, ATTORNEY-IN-FACT RONALD M. SOHR

BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HERWITH, as Inst. # 20010822-0090637

Leah E Sohr

LEAH E. SOHR

Becky Sohr

BECKY SOHR

Davidson County DEEDWARR
Recvd: 08/22/01 12:10 3pgs
Fees:18.00 Taxes:1165.50

20010822-0090638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD M. SOHR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of August, 2001.

NOTARY PUBLIC

My Commission Expires:_____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BECKY SOHR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of August, 2001.

NOTARY PUBLIC

My Commission Expires:_____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEAH E. SOHR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of August, 2001.

NOTARY PUBLIC

My Commission Expires:_____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD MARTIN SOHR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JAMES M. SOHR and is authorized by the said JAMES M. SOHR to execute this intrument on his behalf.

Witness my hand, at Office, this 21st day of August, 2001.

NOTARY PUBLIC

My Commission Expires:_____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Sneed Estates, as of record in Plat Book 2133, pages 10 and 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald M. Sohr and wife, Becky Sohr and James M. Sohr, as tenants in common with the right of survivorship by deed from Margaret C. Means, an unmarried person of record in Book 7666, page 314, said Register's Office. James M. Sohr has since conveyed a 1/2 interest of his 1/2 interest to his spouse, Leah E. Sohr by quitclaim deed of record in Book 11594, page 803, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2092, page 410, amended in Book 2097, page 93; and (3) All matters appearing of record in Plat Book 2133, pages 10 and 11, said Register's Office.