BOX 50-B

~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW ~~CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 29th day of August, 2001 between **TIMOTHY J. PARKER AND WIFE, LEAH B. PARKER** of ~~WILLIAMSON~~ Davidson County, Tennessee, First Parties, and EDWARD K. ESKEW AND WIFE, MARY E. ESKEW of ~~WILLIAMSON~~ Davidson County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

TIMOTHY J. PARKER

LEAH B. PARKER

Davidson County DEEDWARR
Recvd: 09/05/01 17:33 3pgs
Fees:18.00 Taxes:925.00
20010905-0096440

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **TIMOTHY J. PARKER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of August, 2001.

Notary Public
Printed name: Peggy Marrow Kelley Kelley

My commission expires: 6-30-02
(NOTARY SEAL)

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LEAH B. PARKER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of August, 2001.

Notary Public
Printed name: Peppi McBroom Helete-Killen

My commission expires: 6-30-02
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
EDWARD K. ESKEW
605 EXPEDITION COURT
BRENTWOOD, TN 37027

RESPONSIBLE TAXPAYER:
FRANKLIN FINANCIAL MORTGAGE, INC.
110 THIRD AVENUE NORTH
FRANKLIN, TN 37064

~~MAP~~ PARCEL# Map 171-08 Group A Parcel 96.00CO

STATE OF TENNESSEE, **WILLIAMSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 250,000.00.

_____(AFFIANT)

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

Notary Public
Printed Name J.A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires 5-29-07

EXHIBIT "A"

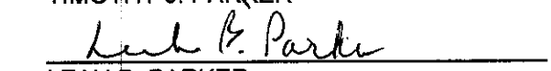
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 96 ON THE PLAN OF COTTONPORT PLANTATION, PHASE II, OF RECORD IN BOOK 6900, PAGE 950, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY J. PARKER AND WIFE, LEAH B. PARKER BY DEED FROM PURUSHOTTAM B. THAPA AND WIFE, SUSHMA THAPA OF RECORD IN BOOK 10706, PAGE 742, SAID REGISTER'S OFFICE.

SIGNED FOR IDENTIFICATION:



TIMOTHY J. PARKER



LEAH B. PARKER