THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18508	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $143,480.00 Affiant Subscribed and sworn to before me, this 20th day of November, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MARK A. TEMPLETON 601 Old Hickory Blvd., #114 Brentwood, TN 37027	TEMPLETON PROPERTIES, LP 149 Meadowview Drive Boone, North Carolina 28607	NEW OWNER

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, LISA MILLER FARRINGTON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK A. TEMPLETON, UNMARRIED, ("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 601 Old Hickory Blvd., #114 Brentwood, Tennessee 37027.

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 20th day of November, 2001.

LISA MILLER FARRINGTON

Davidson County DEEDWARR
Recvd: 11/21/01 11:15 2pgs
Fees:13.00 Taxes:530.77

20011121-0128003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA MILLER FARRINGTON, 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 20th day of November, 2001.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 59 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 957, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa Miller Farrington, an unmarried woman, by deed from Pulte Homes, Tennessee Limited Partnership appearing as Instrument No. 200006020055044, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, 11550, page 531, Book 11550, page 554, Book 10126, page 435, Book 10294, page 850, Instrument No. 200007180070558; (2) By-Laws of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959; (3) Dedication of common area of record in Book 11753, page 208; (4) Charters of record in Book 10126, page 430, Book 11550, page 529, Book 8920, page 40; (5) Easements of record in Book 7358, page 643, Book 7851, page 712, Book 10012, page 756; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 807, and Book 9700, page 364, said Register's Office.