Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0112-50187

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 174,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2001.

Notary Public
My commission expires:
May 23, 2005

Davidson County DEEDWARR
Recvd: 01/14/02 15:01 2pgs
Fees:13.00 Taxes:647.13
20020114-0005664

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Address of New Owner	Send Tax Bills to:	Tax Information
Peter C. Mattox 909 South Woodstone Lane Nashville TN 37211	Franklin American Mortgage Co. 501 Corporate Centere Dr. Suite 400 Franklin, TN 37067	172-03-O-A-088.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paula Hardman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Peter C. Mattox**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Number 88, The Woodlands, Phase I, Section I, of record in Plat Book 6900, Page 498 and 499, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paula Hardman by deed from Bryan R. McMechan and Corrin C. McMechan of record in Book 10856, Page 155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 South Woodstone Lane, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 14th day of December, 2001.

Paula Hardman BY: Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sabrina Hudgens, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Paula Hardman and that she is authorized by Paula Hardman to execute this instrument on her behalf.

Witness my hand at office on this 14th day of December, 2001.

Kelly Dorsey
Notary Public

My Commission expires: ~~9-17-05~~ 6-21-04

