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 $ 147,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2002

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 04/01/02 13:19 2pgs
Fees:13.00 Taxes:543.90
20020401-0039188

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
EDWARD M. SANDLER 1211 Plymouth Avenue Nashville, Tennessee 37216	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 61-12 PARCEL 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100---------- ($ 147,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , ELLEN I. BUNCH AND HUSBAND, JEFFERY A. BUNCH hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDWARD M. SANDLER, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 48 and part of Lot No. 49, Map showing Resubdivision of Lots 70, 73, 76, 83, 87-97, Eastdale Place, as recorded in Book 974, page 22, and additional property described in Book 1371, page 352, Register's Office for Davidson County, Tennessee, and further described by Mortgage Loan Inspection by Campbell, McRae and Associates dated November 11, 1996, as follows:

BEGINNING at the southeast corner of said Lot No. 48 and the southwest corner of Lot No. 47; thence in a northerly direction 258.0 feet to a point; thence in a westerly direction 91.2 feet to a point; thence in a southerly direction 273.3 feet to a point in the north margin of Plymouth Avenue; thence with Plymouth Avenue easterly 90.0 feet to the point of beginning.

BEING the same property conveyed to Ellen I. Bunch and husband, Jeffery A. Bunch, by deed from Michael S. Rogers and wife, Courtney L.D. Rogers, of record in Book 10271, page 916, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Plymouth Avenue, Nashville, Tennessee 37216

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___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve 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 Eastdale Place of record in Book 974 , page 22 , 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___, his ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of March, 2002.

ELLEN I. BUNCH

JEFFERY A. BUNCH

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 ELLEN I. BUNCH AND HUSBAND, JEFFERY A. BUNCH, the bargainor s, 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 28th day of March, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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