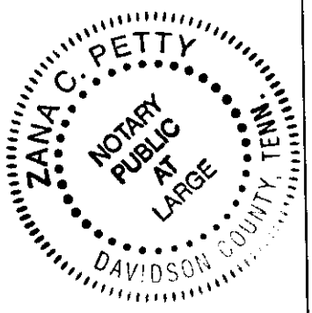
FILE BOX 45



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,400.00

Bob David Denham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 20 02

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob David Denham (NAME)	Franklin American Mortgage Co. (NAME)	MAP 105, GROUP 14
2109 Elliott Avenue (ADDRESS)	501 Corporate Centre Drive, #400 (ADDRESS)	PARCEL 13
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ricky Carlos Denham, Bob David Denham, John Mark Denham, and Jeffrey J. Denham, heirs of the Estate of Ruby Dean Denham,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bob David Denham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

BEING the northerly part of Lot No. 70 on the Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, page 95, Register's Office for Davidson County, described as follows:

BEGINNING on the westerly margin of Elliott, formerly Forest Avenue, at the corner of Lots Nos. 69 and 70; thence with the line between said two lots, westwardly 200 feet to the easterly margin of an alley; thence with said alley, southwardly 39 1/2 feet; thence eastwardly 200 feet to the westerly margin of Elliott Avenue; thence with said Avenue, northwardly 58 feet to the beginning.

Being the same property conveyed to John Hardy Denham and wife, Ruby Dean Denham, by deed from John S. Shacklett, Jr. and wife, Clara Louise Shacklett, of record in Book 3929, page 959, said Register's Office. The said Ruby Dean Denham now being deceased; the said John Hardy Denham having predeceased her. Ricky Carlos Denham, Bob David Denham, John Mark Denham and Jeffrey J. Denham being the sole heirs of the estate of Ruby Dean Denham. See Will of record in File No. 00P-1492 or Will Book 237, page 575, in Probate Court of Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 04/01/02 14:45 2pgs
Fees:13.00 Taxes:216.08

20020401-0039257

unimproved ( )
This is improved (X) property, known as 2109 Elliott Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of March, 20 02

Ricky Carlos Denham

Bob David Denham

John Mark Denham

Jeffrey J. Denham

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 Ricky Carlos Denham, Bob David Denham, John Mark Denham, and Jeffrey J. Denham

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 at Nashville, Tennessee, this 11th day of March 20 03

Commission expires 3/29/03

Notary Public

LANA O. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) 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 at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

Notary Public