Davidson County DEEDWARR
Recvd: 04/02/02 16:21 2pgs
Fees:13.00 Taxes:947.20
20020402-0040089

Prepared by:
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Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

CHAR RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2002

Notary Public
My commission expires: 03/18/2002

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Steven J. Rundberg	Franklin Financial Mortgage	141/12-C/37.00 CO
7320 River Bend Road	206 East Main Street	
Nashville, TN 37221	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Andrew K. Macris, a single person, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Steven J. Rundberg and wife, Jennifer A. Rundberg, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 37, on the Plan of River Bend, of record in Plat Book 6900, page 504, revised in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew K. Macris and wife, Kellie L. Macris, by Warranty Deed of record in Book 11136, page 379, Register's Office for Davidson County, Tennessee; Kellie L. Macris having quitclaimed her interest in said property to Andrew K. Macris, by Quitclaim Deed of record as Instrument 20020304 0040058, said Register's Office.

This conveyance is made subject to the following:

1. Year 2002 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of River Bend, of record in Plat Book 6900, page 504, and amended in Book 7465, page 833, Register's Office for Davidson County, Tennessee.
3. Restrictions recorded in Book 7112, page 481, and amended in Book 7308, page 805; Book 7308, page 808; Book 7336, page 15; Book 7549, page 893, and in any allied instruments referred to in said restrictions.

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 and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, 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.

This property is improved property known as: 7320 River Bend Road, Nashville, Tennessee 37221.

WITNESS my hand this 6th day of March, 2002.

Andrew K Macris By Stacy Gawlas

Andrew K. Macris
By Stacey Gawlas, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6TH day of March, 2002, before me personally appeared Stacey Gawlas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew K. Macris, and who acknowledged that she executed the same as the free act and deed of said Andrew K. Macris, by virtue of that Power of Attorney, duly executed by the said Andrew K. Macris, on December 18, 2001, and of record as Instrument 20020402004087, Register's Office for County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of March 2002.

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

Notary Public

My Commission expires: 03/18/2002