Box 1

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $51,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2002.

Notary Public
My commission expires: ~~04/29/04~~ 1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/24/02 14:27 2pgs
Fees:13.00 Taxes:190.55
20020424-0050735

Address of New Owner:	Send Tax Bills to:	Tax Information
Loretta Werner 513 Maxine Drive Antioch TN 37013	Franklin American Mortgage Co 501 Corporate Centre Dr. Ste. 400 Franklin TN 37067	173-01-0-241.00

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, Darla S. Hicks, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loretta Werner,, 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 No. 21-B, on the plan of Zone Lot Divisions, Monte Carlo, Section IV, Lots 21 and 22, of record in Plat Book 5800, Page 242, as amended in Book 5200, Page 779, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Darla S. Hicks, unmarried, by deed from Gail Braime, now known as Gail Brame McLean and husband Martin L. McLean, of record in Book 8076, Page 539, said Register's Office.

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 513 Maxine Drive, Antioch, TN 37013

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 22nd day of April, 2002.

Darla S. Hicks by Lisa Ann Warrick
As Power of Attorney For Darla S. Hicks
Darla S. Hicks

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Ann Warrick, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Darla S. Hicks, and that she is authorized by Darla S. Hicks, to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 22nd day of April, 2002.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004.

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.