PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (GJ) Title No: 43398

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/30/02 10:21 2pgs
Fees:13.00 Taxes:366.67
20020430-0052681

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven A. Claiborne 103 Desoto Drive Nashville, Tennessee 37210	Franklin Financial Mortgage, Inc. 206 East Main Street Franklin, Tennessee 37064

TAX MAP-PARCEL NUMBERS: 119-03-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$99,100.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ronald Keith Feinstein and spouse, Susan Feinstein, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven A. Claiborne** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Mertie Milwee of record in Book 2331, page 117, Register's Office for said County.

Said Lot No. 54 fronts 70 feet on the southerly margin of Desoto Drive and extends back 168.0 feet on the westerly line and 127.0 feet on the easterly line to a broken line in the rear, measuring 94.74 feet thereon.

Being the same property conveyed to Ronald Keith Feinstein by deed from William Alvin Williams, et ux, Margaret K. Williams and Katie Lassiter of record in Book 6417, page 397, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 103 DeSoto Drive, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2002 .

Ronald Keith Feinstein

Susan Feinstein

State of TENNESSEE
County of WILLIAMSON

On this 26th day of April, 2002 , before me the undersigned authority, personally appeared **Ronald Keith Feinstein and Susan Feinstein** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINSIVEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $99,100.00

Affiant

Sworn and subscribed before me this 26th day of April, 2002

My Commission Expires: CHRISTY WILKINSIVEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary Public