PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (GJ) Title No: 43363T

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/30/02 10:29 2pgs
Fees:13.00 Taxes:728.90
20020430-0052687

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald Keith Feinstein Susan Lea Feinstein 4909 Monterey Drive Nashville, TN 37220	Franklin Financial Mortgage, Inc. 206 East Main Street Franklin, TN 37064

TAX MAP-PARCEL NUMBERS: 146-8-96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $197,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Dan Todd Harrison and spouse, Kelly Harrison, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto

Ronald Keith Feinstein and spouse, Susan Lea Feinstein 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. 278 on the Map of Section Four, Crieve Hall Estates, as of record in Book 2133, page 80, Register's Office for said County.

Said Lot No. 278 fronts 95 feet on the west side of Monterey Drive, and extends back between lines, 175.2 feet on the north line and 174.2 feet on the south line, to a dead line in the rear on which it measures 118 feet.

Being the same property conveyed to Dan Todd Harrison and wife, Kelly Harrison by deed from James E. Griggs, Jr., and wife, Dorothy C. Griggs of record in Book 11493, page 850, Register's Office for Davidson County, Tennessee. Kelly Harrison has since conveyed all of her interest in subject property in Instrument No. 20020114-0005211, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 80, said Register's Office, which Plan shows a 40 foot minimum building setback line from Monterey Drive, and 10 foot easement for public utility purposes along the rear line(s); 2.5 x 20 foot utility anchor easement located on the northeasterly front corner; Restrictions of record in Book 2245, page 38, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4909 Monterey Drive, Nashville, Tennessee 37220

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 1ST day of APRIL, 2002

X Dan Todd Harrison
Dan Todd Harrison

X Kelly Harrison
Kelly Harrison

State of TENNESSEE
County of DAVIDSON

On this 1ST day of APRIL, 2002, before me the undersigned authority, personally appeared **Dan Todd Harrison and Kelly Harrison**, 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: 5-30-04

X Vickie Cannon
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: $197,000.00

Affiant

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

My Commission Expires: NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — BETTY WILKINS IVEY

Notary Public

My Commission Expires JULY 26, 2003