WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/02 08:56 2pgs
Fees:13.00 Taxes:366.30

B-FAMC-02-1005

20020507-0055703

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2002.

Notary Public

My Commission Expires SEP. 25, 2004

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Finley	Franklin American Mortgage	
1005 Delray Court	(NAME) 501 Corporate Centre Drive, Suite 400	91-6-189
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SONYA L. SANDERSON, UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER FINLEY, UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that 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. 104 on the Plan of Morrow Meadows, Section 2, of record in Book 2331, Page 16, corrected in Book 2401, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sonya L. Sanderson by deed dated October 30, 1996 and filed for record on November 4, 1996 in Book 10247, Page 743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1005 Delray Court, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 29th day of April, 2002.

Sonya L. Sanderson

Sonya L. Sanderson

STATE OF Tennessee

COUNTY OF Davidson

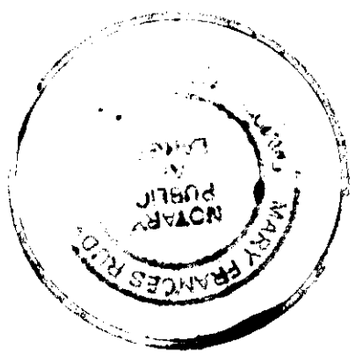
Before me , a Notary Public of the County and State first above written, do hereby certify that Sonya L. Sanderson, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of April, 2002.

Notary Public

My Commission Expires: 9-28-2002

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903