WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Wade L Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

B-2792
Return to: Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
G-8 Brentwood, TN 37027

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade L. Jones (NAME)	Franklin American Mortgage (NAME)	MAP 94-1
810 South 14th Street (ADDRESS)	501 Corporate Centre Drive ste 400 (ADDRESS)	PARCEL 222
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steve Mitchell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade L. Jones, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 140 on the Plan of Payne, Lakemore and Cummings Addition, of record in Book 57, Page 70 and part of S. 14th Street, as abandoned as shown on said Plan, and part of a reserve parcel as shown on the Shelby Heights, Section One, revised in Book 2330, Page 171, described by Richard Omohundro, July 16, 1969, as follows:

Beginning at an iron pin at a northerly margin at Lenore Street, 6 feet southwesterly of a concrete monument in the south line of the parcel; thence west leaving said street across the reserve parcel and across S. 14th Street as abandoned; continued along the line between Lot No. 140 and 141, 210.8 feet to an iron pin at the easterly margin of a 15-foot alley; thence northerly along said alley 50 feet to an iron pin at the common rear corner of Lot 139 and 140; thence easterly with a line between said Lots and across S. 14th Street abandoned and across the reserve parcel 217.3 feet to a point in the westerly margin of existing S. 14th Street; thence southerly with said street 14.7 feet to a concrete monument; thence around a curve southwesterly 39.27 feet to a concrete monument in the northerly margin of Lenore Street continuing with said street westerly 6 feet to the point of beginning.

Being the same property conveyed to Steve Mitchell, by deed from Robert Shemin, of record in Book 9305, Page 354, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/20/02 09:02 2pgs
Fees:13.00 Taxes:240.50
20020520-0061076

unimproved ( )
This is improved (X) property, known as 810 South 14th Street, Nashville, TN 37206
(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 hand this 6th day of May, 2002

Steve Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Mitchell, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of May, 2002.

Commission expires 4/16/06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE