BOX 1

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $73,850.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2002.

Notary Public
My commission expires: 1-29-05

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin L. Gray	Franklin American Mortgage	119-02-0-187.00
69 Glenrose Avenue	501 Corporate Centre Drive #400	
Nashville, TN 37210	Franklin, TN 37067	

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, Michael Burgess and wife, Sonia Burgess, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin L. Gray, unmarried, 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. 165 on the Plan of Sterling Heights, Section V, of record in Book 1835, page 37, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being t he s ame p roperty c onveyed t o M ichael B urgess and wife, Sonia Burgess by Warranty Deed from Larry Jerome Burns and wife, Debbie L. Burns, of record in Book 9436, page 823, Register's Office for Davidson County, Tennessee.

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 69 Glenrose Avenue, Nashville, TN 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 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 21st day of May, 2002.

Michael Burgess

Sonia Burgess

Davidson County DEEDWARR
Recvd: 05/23/02 08:26 2pgs
Fees:13.00 Taxes:273.25
20020523-0062672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Burgess and Sonia Burgess, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 21st day of May, 2002.

Notary Public

My Commission expires: 12/7/05

