THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 101,500.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2002

Notary Public

My Commission Expires: 10.17.05

Davidson County DEEDWARR
Recvd: 05/28/02 09:56 2pgs
Fees:13.00 Taxes:375.55
20020528-0064054

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT B. HUFFINE 1022 Seymour Avenue Nashville, Tennessee 37206	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 83-5 PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 101,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , J. WAYNE BIGGERS, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROBERT B. HUFFINE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 in Block "B" on the Plan of Eastwood Addition of record in Plat Book 332, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to J. Wayne Biggers by deed from The Estate of Lula V. Jenkins by George Midgett and Ethel Midgett, Co-executors, with full power to sell, of record in Book 9055, page 641, Register's Office for Davidson County, Tennessee.

CHRISTINA M. ALSTON, spouse of J. Wayne Biggers, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1022 Seymour Avenue, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Block "B" Eastwood Addition of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 24th day of May, 2002.

J. Wayne Biggers
J. WAYNE BIGGERS

BY: Karen Hoff
Karen Hoff, Attorney in Fact

Christina M. Alston
CHRISTINA M. ALSTON

BY: Karen Hoff
Karen Hoff, Attorney in Fact

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN HOFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. WAYNE BIGGERS and CHRISTINA M. ALSTON, and acknowledged that she executed the same as the free act and deed of the said J. WAYNE BIGGERS and CHRISTINA M. ALSTON.

WITNESS my hand and seal this 24th day of May, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee