RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 10/12/05
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Lynn Simon (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	MAP 161-11-A
325 Huntington Ridge Drive (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 174
Nashville, TN 37211 (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, LaRue Carlson and husband, Warren Carlson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy Lynn Simon, 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 Unit No. 174 on the Plan of Huntington Ridge Townhouse of record in Plat Book 4675, page 9, amended in Book 9700, page 846, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to LaRue Carlson and husband, Warren Carlson, by quitclaim deed from LaRue Fisher, a widow, of record in Book 10294, page 428, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/07/02 13:49 2pgs
Fees:13.00 Taxes:334.85

20020607-0069652

unimproved ( )
This is improved (X) property, known as 325 Huntington Ridge Drive, Nashville, TN 37211
(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 our hand s this day of

LaRue Carlson by Jeanne Burton Gregory, Atty in fact

LaRue Carlson by Jeanne Burton Gregory, Attorney-in-Fact pursuant to Limited Power of record in Instrument No. 20020607006965 R.O.D.C., TN

Warren Carlson by Jeanne Burton Gregory*

Warren Carlson by Jeanne Burton Gregory, Attorney-in-Fact pursuant to Limited Power of record in Instrument No. 20020607006965 R.O.D.C., TN

*Gregory, Atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jeanne Burton Gregory, 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 LaRue Carlson and husband, Warren Carlson, and who acknowledged that she executed the same as the free act and deed of LaRue Carlson and husband, Warren Carlson.

Witness my hand and official seal this 5th day of June, 2002.

Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

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