THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19124

Davidson County DEEDWARR
Recvd: 06/17/02 12:52 3pgs
Fees:18.00 Taxes:857.68

20020617-0073055

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $177,750.00.

William D. Birdsley
Affiant

Subscribed and sworn to before me, this 13th day of JUNE, 2002.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. William D. Birdsley 814 Redwood Drive Nashville, TN 37220	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	MAP 160-2 PAR 28 FB OH 15910

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GARY BRANHAM AND JEANNE BRANHAM, A 30% INTEREST AND JENNINGS COX AND PATSY COX, A 70% INTEREST, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ANN M. MADDUX ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM D. BIRDSLEY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 814 Redwood Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of JUNE, 2002.

Gary Branham
GARY BRANHAM

Jeanne Branham
JEANNE BRANHAM

Jennings Cox
JENNINGS COX

Patsy Cox
PATSY COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GARY BRANHAM AND JEANNE BRANHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of JUNE, 2002.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JENNINGS COX AND PATSY COX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of JUNE, 2002.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section Two Forest Acres Subdivision, as of record in Plat Book 1424, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to A. L. Maddux and wife, Louise Maddux by deed from Howard Gardner and wife, Alleen Gardner of record in Book 2140, page 555, said Register's Office. Louise Maddux has since died. A. L. Maddux has subsequently married and conveyed his interest in said property to A. L. Maddux and wife, Ann M. Maddux by deed of record in Book 5752, page 931, Register's Office for Davidson County. A. L. Maddux has since died. Ann M. Maddux has died and devised said property to Gary and Jeanne Branham as to 30% and to Jennings and Patsy Cox as to 70% by Will of record in Will Book 4049, page 747054, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 17, said Register's Office.