WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 11-29-03

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/28/02 08:04 3pgs
Fees:18.00 Taxes:617.90

20020628-0077975

G-8274-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Court, 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan M. Walden (NAME)	Franklin American Mortgage (NAME)	MAP 51-13
633 Lemont Drive (ADDRESS)	501 Corporate Centre Dr. Ste 400 (ADDRESS)	PARCEL 2
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	12DZ13835

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, William Eugene Billingsley and wife, Martha Audrey Billingsley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan M. Walden and wife, Naomi R. Walden

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. 185 on the Plan of Gra-Mar Acres, Section 10, of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 185 fronts 125 feet on the westerly side of Lemont Drive and extends back 280.09 fdeet on the northerly line and 262.5 feet on the southerly line to a dead line, measuring 168.64 feet thereon.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from William Eugene Billingsley and wife, Martha Audrey Billingsley, of record in Book 4882, Page 512, Register's Office for Davidson County, Tennessee:

Being all of the real property of record in Book 3133, Page 483, and part of Lot No. 185 on the Plan of Gra-Mar Acres, Section 10, of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee and described together as follows:

BEGINNING at a point, the common Westerly corner of Lot Nos. 184 and 185 as shown on said plan; thence North 51 deg. 46' 01" West 137.1 feet with the line between said Lots, if extended to a point; thence North 8 deg. 41' 56" East 180.51 feet to the Easterly margin of Walton Lane; thence with the margin of said Lane, Northerly around a slight curve 56.51 feet to a point; thence South 41 deg. 43' 44" East 330.37 feet to a point on the line between Lot Nos. 185 and 186; thence South 44 deg. 06' 55" West 97.92 feet along the Southerly

CONTINUED

unimproved ( )
This is improved (X) property, known as 633 Lemont Drive, Nashville, TN 37216
(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 19th day of June, 2002

William Eugene Billingsley
William Eugene Billingsley

Martha Audrey Billingsley
Martha Audrey Billingsley

DCTN01WC

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 William Eugene Billingsley and wife, Martha Audrey Billingsley

the bargainor S. 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 and official seal at Goodlettsville, Tennessee, this 19th day of June, 2002.

Commission expires 11-29-03

Joyce B. Donahue
Notary Public

JOYCE B. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

LEGAL DESCRIPTION CONTINUATION

margin of Briley Parkway to a point; thence South 38 deg. 46' 54" West 61.51 feet along the Southerly margin of Briley Parkway to a point; thence North 51 deg. 46' 01" West 64.86 feet along the line between Lot Nos. 184 and 185 to the point of beginning and containing 1.078 acres.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to the State of Tennessee by deed from William Eugene Billingsley and wife, Martha Audrey Billingsley, of record in Instrument No. 200010180103217, Register's Office for Davidson County, Tennessee:

BEGINNING at the point of intersection of the existing southeast margin of Ellington Parkway and the southwest boundary of the Randall R. Coffee, and wife property; thence with said southwest boundary south 4 degrees 54 minutes 07 seconds East 11.15 feet to a point, said point being 159.41 feet right of Ellington Parkway proposed centerline station 30+53.03; thence with the proposed southeast margin of said road (1) South 39 degrees 41 minutes 37 seconds West 74.04 feet (2) South 40 degrees 26 minutes 00 seconds West 83.91 feet to a point, said point being 145.01 right of Ellington Parkway proposed centerline station 28+99.43; thence with the northeast boundary of the Henry R. Jackson, and wife property North 51 degrees 23 minutes 48 seconds West 20.47 feet to a point; thence with said existing margin northeasterly 162 feet more or less to the point of beginning, containing 3331 square feet.

Being part of the same property conveyed to William Eugene Billingsley and wife, Martha Audrey Billingsley by deed from Castleman Construction Company, a Tennessee corporation of record in Book 2752, Page 275, Register's Office for Davidson County, Tennessee.