Return to:

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

22-1-477

# WARRANTY DEED

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

**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 |
|---|---|---|
| Peggy Burkhalter (NAME) | Franklin American Mortgage (NAME) | MAP 142-02-0 |
| 7405 Harness Drive (ADDRESS) | 501 Corporate Centre Dr. #400 (ADDRESS) | PARCEL 253.00 |
| Nashville, TN 37221 (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, Khaldoun Kailani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Burkhalter

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. 281 on the Plan of Cross Timbers, Section 5, as of record in Plat Book 4175, page 115, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Khaldoun Kailani by deed from Alexander Evrenson and wife, Tatyana C. Evrenson, of record in Instrument No. 20010411-0035878, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Victoria Lynne Heacock joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Khaldoun Khailani.

Davidson County DEEDWARR
Recvd: 07/02/02 12:19 2pgs
Fees:13.00 Taxes:493.03

20020702-0079380

unimproved ( )
This is improved ( X ) property, known as 7405 Harness Drive, Nashville, TN 37221
(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 28th day of June, 2002

Khaldoun Kailani

Victoria Lynne Heacock

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 Khaldoun Kailani and wife, Victoria Lynne Heacock

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 Nashville, Tennessee, this 28th day of June, 2002.

Commission expires 1/29/05

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public