Dav. Co. FIle Box 14-A

WARRANTY DEED

DEBORAH H. BERNIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMM. EXPIRES MARCH 25, 2006

jtc file no. 15224-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Mary A Gibbons
Affiant

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

Deborah H Bernie
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Gibbons (NAME)	Franklin American Mortgage Corp. (NAME)	MAP 147-01
4808 East Longdale (ADDRESS)	501 Corporate Centre Dr. Suite 400 (ADDRESS)	PARCEL 257
Nashville, Tennessee 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, David A. Rosenbaum and wife, Lisa M. DenOtter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary A. Gibbons and husband, Ryan F. Gibbons

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. 179 on the Revised Plan of Caldwell Hall, Section I, of record in Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David A. Rosenbaum and wife, Lisa M. DenOtter by deed from Grady K. Folger and wife, Robbie D. Folger of record in Bok 11050, page 813, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 57, said Register's Office; and (c) restrictive covenants of record in Book 2929, page 117 and Book 2997, page 93, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/02/02 10:30 2pgs
Fees:13.00 Taxes:591.63

20020702-0079397

unimproved ( )
This is improved (X) property, known as 4808 East Longdale, Nashville, Tennessee 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 28th day of June, 2002

David A Rosenbaum By: Chris Johnston attorney in fact
David A. Rosenbaum

Lesa M. Den Otter By: Chris Johnston attorney in fact
Lisa M. DenOtter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2002, before me personally appeared Chris Johnston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David A. Rosenbaum and Lisa M. DenOtter and acknowledged that he executed the same as the free act and deed of David A. Rosenbaum and Lisa M. DenOtter.

Witness my hand and seal this 28th day of June, 2002.



Notary Public