Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $80,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2002.

NOTARY PUBLIC
STATE OF TENNESSEE
Comm.

NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey Martin Key	Franklin American Mortgage Co.	86-14-0-A
111 Thistle Lane	501 Corporate Centre Dr., Ste 400	111.00CO
Hermitage TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William A. Wall and wife, Alice Wilhoite McCulloch , now Alice Wilhoite McCulloch Wall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Martin Key, an unmarried person, hereinafter called the Grantees, their successors 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 111 on the plan of Stage Two, Hermitage Meadows, of record in Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.
>
> Being the same property conveyed to William A. Wall, and Alice Wilhoite McCulloch, Joint Tenants with right full rights of Survivorship, by Warranty Deed from James Deatrick, unmarried, of record in Instrument Number 200009050087120, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 111 Thistle Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of June, 2002.

William A. Wall

Alice Wilhoite McCulloch Wall

Alice Wilhoite McCulloch Wall

Davidson County DEEDWARR
Recvd: 07/09/02 13:57 2pgs
Fees:13.00 Taxes:297.85

20020709-0082489

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William A. Wall and Alice Wilhoite McCullough Wall, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 28th day of June, 2002.

Notary Public

My Commission expires 03/28/04

NOTARY PUBLIC
STATE OF TENN.
Commission Expires

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.