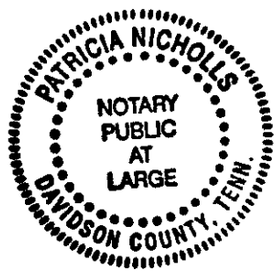
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Diane Martindale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 20 02

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Martindale (NAME)	Franklin American Mortgage (NAME)	MAP 64-16-0-C
1115 Wembley Drive (ADDRESS)	501 Corporate Centre Drive; #400 (ADDRESS)	PARCEL 35CO
Hermitage, TN 37076 (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, Charlotte Elizabeth Loyd and Carolyn Gene Koudelka, Sole Heirs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diane Martindale, unmarried

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:

BEING Lot No. 24, on the Plan of Section Two, Wembley Downs, of record in Plat Book 7900, Page 363, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot No. 24 fronts 45.02 feet on the southerly margin of Wembley Drive and extends back 109.60 feet on the easterly line and 112.91 feet on the westerly line to a dead line in the rear measuring 35.07 feet thereon.

BEING the same property conveyed to Clarence E. Burnette and wife, Earnestine E. Burnette by deed from Phillips Builders, Inc., of record in Book 8713, Page 838, Register's Office for said County. The said Clarence E. Burnette and wife, Earnestine E. Burnett now being deceased. The said Clarence E. Burnette having predeceased Earnestine E. Burnette, leaving Earnestine E. Burnette as the surviving tenant by the entirety. The said Earnestine E. Burnette died intestate leaving Charlotte Elizabeth Loyd and Carolyn Gene Koudelka as sole heirs.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8304, Page 623; Book 8447, Page 633; Book 8587, Page 268; Book 8646, Page 529; Book 8797, Page 915; Book 8304, Page 623; and Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 1115 Wembley Drive, Hermitage, TN 37076
(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 22nd day of July, 20 02

Charlotte Elizabeth Loyd

Carolyn Gene Koudelka

Davidson County DEEDWARR
Recvd: 07/24/02 10:47 2pgs
Fees:13.00 Taxes:406.63

20020724-0088788

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 Charlotte Elizabeth Loyd and Carolyn Gene Koudelka, Sole Heirs

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 22nd day of July, 20 02.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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(or proved to me on the basis of satisfactory evidence) 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 20 .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION:

9522, page 349, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, page 363, said Register's Office.