WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

X Melinda Schneider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JENNIFER S. DUNLAP
DAVIDSON CO. TENN.
MY COMMISSION EXPIRES 07/30/2005

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Schneider (NAME)	Franklin American Mortgage Co. (NAME)	150-3-109
3119 Justin Towne Court (ADDRESS)	501 Corporate Center Drive,St400 (ADDRESS)	
Antioch, Tennessee 37013 (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, Alexander S. Robinson, unmarried

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

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. 9-B on the Plan of Justin Towne Subdivision, Section II, of record in Book 5200, page 459, amended as Zone Lot Division of Lots 8, 9, 10, 11 and 12 of record in Book 5200, page 535; and amended in Book 11190, page 86; Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Alexander S. Robinson, by deed from Jeffrey D. Weaver and Theresa L. Weaver Smith, of record in Book 11550, page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6067, page 474, as amended in Book 6069, page 33; Plan of record in Book 5200, page 459, amended in Plat Book 5200, page 535 and amended in Plat Book 11190, page 86; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/26/02 14:30 2pgs
Fees:13.00 Taxes:258.63
20020726-0090116

unimproved ( )
This is improved (X) property, known as 3119 Justin Towne Court, Antioch, Tennessee 37013
(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 my hand this 17th day of July 2002

Alexander S. Robinson

STATE OF TENNESSEE

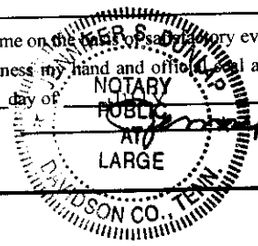
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander S. Robinson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of July, 2002.

Commission expires 7/30/05

Notary Public



STATE OF TENNESSEE

COUNTY OF

MY COMMISSION EXPIRES
07/30/2005

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