THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

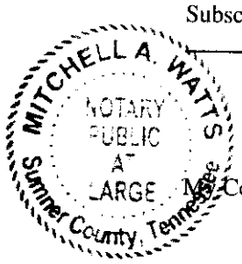
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 198,000.00

Affiant

Davidson County DEEDWARR
Recvd: 08/01/02 15:04 2pgs
Fees:13.00 Taxes:732.60
20020801-0092516

Subscribed and sworn to before me, this 30th day of July, 2002



Notary Public

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TIMOTHY R. MYERS 3205 Overlook Drive Nashville, Tennessee 37212	FRANKLIN AMERICAN MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 104-10 PARCEL 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY EIGHT THOUSAND AND NO/100---------- ($ 198,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JAMES E. HARRELL AND WIFE, JULIE K. HARRELL

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY R. MYERS AND WIFE, ARABELLA B. MYERS

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. 199 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described to a survey made by Earle Drake, County Surveyor, dated October 10, 1930, as follows:

BEGINNING at a point in the southerly margin of Overlook Drive at the common corner of Lots 198 and 199; thence with the line between said lots southeasterly 180.0 feet to a point in the north line of Lot 202; thence with the line of Lots 202 and 199 easterly 70.0 feet to a corner of Lots 199 and 200; thence with the line between said lots in a northwesterly direction 180.0 feet to a point in the southerly margin of Overlook Drive; thence with said Drive in a southwesterly direction 70.0 feet to the beginning.

BEING the same property conveyed to James E. Harrell and wife, Julie K. Harrell, by deed from Allen B. Kaiser and spouse, Joan H. Kaiser, of record in BOok 9557, page 711, and Book 9568, page 107 and Book 9597, page 430, Register's Office for Davidson County, Tennessee.

This is improved property known as 3205 Overlook Drive, Nashville, Tennessee 37212

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of R.W. Grizzard's S/D of part of the Bosley Tract of record in Book not, page of record, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _30th_ day of _July_, 2002.

James E. Harrell
JAMES E. HARRELL

Julie K. Harrell
JULIE K. HARRELL

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 JAMES E. HARRELL AND WIFE, JULIE K. HARRELL, 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 this 30th day of July, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public