22-1-539

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Return to:

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

Subscribed and sworn to before me, this 31st day of July, 2002.

HOLLY NEWMAN NOTARY PUBLIC AT LARGE

Notary Public
My commission expires: ~~05/30/04~~ 11-20-05

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas W. Hopwood	Franklin American Mortgage	119-10-0
112 Rolynn Drive	501 Corporate Centre Dr.	70.00
Nashville TN 37210	Franklin, TN 37067 Suite 400	

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, David W. Kimbro and wife, Sharon L. Kimbro, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas W. Hopwood, 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 Lot No. 116 on the Plan of Hidden Acres, Second Addition, of record in Book 2083, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to David W. Kimbro and wife, Sharon L. Kimbro by deed from Thomas E. Mason and wife, Frances E. Mason, dated May 23, 1986, recorded in Book 6868, Page 787, Register's Office for said County.
>
> 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 112 Rolynn Drive, Nashville, TN 37210

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 31st day of July, 2002.

David W. Kimbro

Sharon L. Kimbro

Davidson County DEEDWARR
Recvd: 08/05/02 11:51 2pgs
Fees:13.00 Taxes:366.30

20020805-0093546

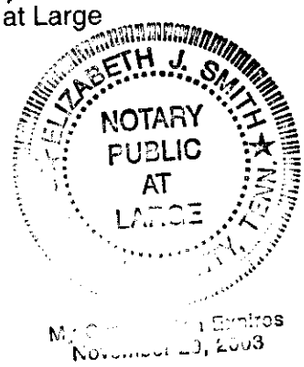
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David W. Kimbro and Sharon L. Kimbro, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of July, 2002.

~~Catherine R. Vass~~
State of Tennessee at Large

My Commission expires ~~05/30/04~~



My Commission Expires
November 20, 2003