WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/02 15:18 2pgs
Fees:13.00 Taxes:536.50

20020827-0103703

G-8591-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Gailyn C. Hitchman

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2002

NOTARY PUBLIC AT LARGE
My Commission Expires January 31, 2003

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty R. Browning (NAME)	GN Mortgage Corporation (NAME)	MAP 64-12A
718 Blue Brick Place (ADDRESS)	2606 Corporate Ave., Suite 215 (ADDRESS)	PARCEL 718
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38132 (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, James K. Hitchman and wife, Gail C. Hitchman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty R. Browning

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 718, of Fox Run Condominiums, First Revision, part of Section 2, of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James K. Hitchman and wife, Gail C. Hitchman, by deed from Virginia Gertrude Sumner, Edward Saunder Sumner and Betty Sumner Lindahl of record in Book 11078, Page 884, Register's Office for Davidson County, Tennessee.

Gailyn C. Hitchman executes this instrument as Attorney-in-Fact on behalf of James K. Hitchman, pursuant to the Power of Attorney recorded in Instrument Number #*, Register's Office for Davidson County, Tennessee.

Gailyn C. Hitchman being one and the same person as Gail C. Hitchman.

* 20020827-0103702

unimproved ( )
This is improved (X) property, known as 718 Blue Brick Place, 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 23rd day of August, 2002

James K. Hitchman
By: Gailyn C. Hitchman POA
Gailyn C. Hitchman, Attorney-in-fact

Gail C. Hitchman
Gail C. Hitchman

DCTN01WC

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 Gail C. Hitchman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlett, Tennessee, this 23rd day of August.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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 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

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for said state and county aforesaid, personally appeared Gailyn C. Hitchman with whom I am personally acquainted or proved to me to be on the basis of satisfactory evidence and who upon oath, acknowledged herself to be the Attrney-in-fact for James K. Hitchman, the within named bargainor, and that she as such Attorney-in-fact, executed the foregoing instrument for the purposes therein contained, by signing the name of James K. Hitchman as his Attorney-in-fact.

Witness my hand and official seal this 23rd day of August, 2002.

Notary Public

My Commission Expires: