Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 17 day of September, 2002.

Notary Public
My commission expires: ~~04/20/03~~ 03/14/2005

CHARLES E. MORTON, IV NOTARY PUBLIC AT LARGE WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Wayne A. Evans	Franklin American Mortgage	
3414 Hopkins Lane	501 Corporate Centre Drive, Suite 400	
Nashville TN 37215	Franklin, TN 37067	117-7 118

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Frances Arnold Case a widow hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wayne A. Evans and wife Michele L. Evans hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south one-half of Lot 144 on the Map of the North Part of Noel's Subdivision of Watkins Grove, of record in Book 547, Page 156, Register's Office for said County.

Said part of said lot fronts 100 feet on the easterly side of Hopkins Street and runs back between parallel lines 200 feet to a deed line.

Being the same property conveyed to Arthur E. Case and wife, Frances Arnold Case, by Warranty Deed dated November 8, 1947 from Wilbert H. Benz and wife, Martha Milton Benz of record in Book 1540, Page 111, Register's Office for Davidson County, Tennessee. Arthur E. Case died late 1993 or early 1994, with his Will being probated on January 23, 1984 of record in Probate Docket No. 74248, Will Book 146, Page 223, said Register's Office

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Matters on the Plan of record in Book 547, Page 156, Register's Office for Davidson County, Tennessee

This property is improved property known as 3414 Hopkins Lane, Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/24/02 13:58 2pgs
Fees:13.00 Taxes:629.00
20020924-0116559

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 September, 2002.

Frances Arnold Case
Frances Arnold Case
by Frances Ann Case Ware, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2002, before me personally appeared Frances Ann Case Ware to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances Arnold Case acknowledged that such person executed the same as the free act and deed of Frances Arnold Case

Notary Public

My Commission expires: 04/20/03

FILE NO: 03560