Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

/394
File #02/1490

Dav. Co. File Box 14-A
jtc file no. 15413-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Rowe, and wife, Britta E. Rowe**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Court R. Horncastle**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 609, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 & 11 Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James B. Rowe and wife, Britta E. Rowe by Warranty Deed of record in Book 11748, Page 184, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 09/26/02 15:33 2pgs
Fees:13.00 Taxes:591.63
20020926-0117590

This is improved property, known as: 609 Arkland Place, Nashville TN 37215.

THIS instrument is being executed on behalf of James B. Rowe pursuant to a Power of Attorney executed by same on the 11th day of September, 2002, as instrument no. 20020926 0117589, said Register's Office.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of September, 2002

James B. Rowe by Britta E. Rowe, Attorney-in-Fact

Britta E. Rowe

State of Tennessee)
County of Davidson)

On this 25th day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Britta E. Rowe by James B. Rowe, as his attorney-in-fact and Britta E. Rowe, individually, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,900.00.

Affiant

Sworn and subscribed before me on this the 25th day of September, 2002.

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Court R. Horncastle 609 Arkland Place Nashville, TN 37215	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	131-6-G-609CO