RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Dawn L Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2002

Notary Public

MY COMMISSION EXPIRES: 9/22/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Franklin	Premier Bank of Brentwood	91-6-282
5513 Tennessee Avenue	5217 Maryland Way	
Nashville, TN, 37209	Brentwood, TN 37027	

FOR AND IN 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, I/WE,

Juanita Mhoon, married

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

Christopher Franklin and wife, Dawn Franklin

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 TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 1422 and 1424 of Block No. 201 on the Map showing the extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 1422 and 1424 front together 60 feet on the southerly side of Tennessee Avenue and extend back between parallel lines, with the easterly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

BEING the same property conveyed to Juanita Mhoon by Warranty Deed from Christina M. M. Ribbons, married, of record in Instrument No.: 200002030011505, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of the said Juanita Mhoon and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C. A. 260-2-307 or other similar statute.

Unimproved ( )
This is improved (X) property known as 5513 Tennessee Avenue, Nashville, TN 37209

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 my/our hand(s) this 30th day of August, 2002

Juanita Mhoon
Juanita Mhoon

Davidson County DEEDWARR
Recvd: 09/27/02 08:41 2pgs
Fees:13.00 Taxes:444.00
20020927-0117726

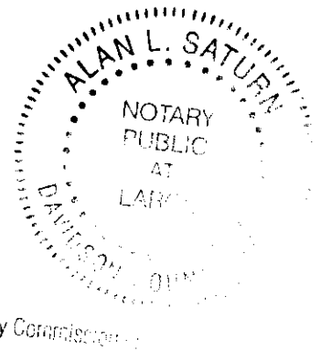
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Juanita Mhoon, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2002.

Notary Public

My Commission Expires: 9/28/2002



My Commission