WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/02 15:11 2pgs
Fees:13.00 Taxes:355.20
20021113-0140818

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Marlon M. Bufford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlon G. Bufford (NAME)	Franklin American Mortgage Company (NAME)	MAP 162, GP. 12A
1033 Brittany Park Drive (ADDRESS)	501 Corporate Centre Dr., Ste.400 (ADDRESS)	PARCEL 38.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	5DU78201

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, LaQuita Trunane Thaxter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marlon G. Bufford, an unmarried man

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:

BEING Lot No. 38 on the Plan of Brittany Park, Phase 1B, First Revision, of record in Plat Book 9700, Page 610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 10016, Page 870, and Book 10772, Page 988, including By-Laws attached thereto; Charter of record in Book 10016, Page 900; and Deed conveying common area of record in Book 10789, Page 173, Book 10021, Page 60, and Book 11398, Page 193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laquita Trunane Thaxter by deed from Carlton Enterprises, Inc. of record in Book 11097, Page 129, Register's Office, Davidson County, Tennessee. Laquita Trunane Thaxter and LaQuita Trunane Thaxter is one in the same person.

This is the same description as in previous deed of record.

Subject to notes on plat of record in Plat Book 9700, Page 610, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1033 Brittany Park Drive, Antioch, TN 37013
(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 my hand this 7th day of November 2002

LaQuita Trunane Thaxter

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 LaQuita Trunane Thaxter, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November 2002.

Commission expires 11-26-2005

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Storm Water Detention Agreement of record in Book 9938, Page 753, said Register's Office.

This conveyance is subject to Non-Exclusive Easement Agreement of record in Book 8113, Page 849, as amended in Book 8128, Page 92, said Register's Office.