RTEC 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/10/02 08:42 2pgs
Fees:13.00 Taxes:451.03

20021210-0151854

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires: March 28, 2004

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $121,900.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2002.

Notary Public
My commission expires: 03/28/04

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason D. St. Clair	Franklin Mtg Fundings	150-10-0-261.00
	25 Century Blvd	
3052 Stone Bridge Road	Ste 600	
Antioch TN 37013	Nashville TN 37214	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce E. Browning, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason D. St. Clair and , Gillian T. Maddox, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the plan of 1st Revision, Stonebridge, of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Joyce E. Browning by deed from Landmark Homes of Tennessee, Inc. a Tennessee Corporation, of record in Book 10519, Page 138, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3052 Stone Bridge Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of November, 2002.

Joyce E. Browning

Joyce E. Browning

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce E. Browning , with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of November, 2002.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004