WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/02 15:19 2pgs
Fees:13.00 Taxes:551.30

20021227-0159979

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$149,000.00.

Affiant

Subscribed and sworn to before me this 27th day of December 2002

Notary Public
My Commission expires: (Affix Seal)

ANDREW W. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason L. Valentine	Franklin American Mortgage	105-13-348
926 Waldkirch Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37204	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Teresa Tomasek and husband, Dean Tomasek**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason L. Valentine, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 58 on the plan of Waldkirch's Subdivision, of record in 421 Book 90, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teresa Tomasek and husband, Dean Tomasek, by deed from Kenneth L. Davis and wife, Indire M. Bakshi, of record in Book 9834, page 489, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 421, page 90, Register's Office Davidson County, Tennessee.

This is improved property known as: **926 Waldkirch Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 29, 2002.

Dean Tomasek

Teresa Tomasek

BY: _____
DeanTomasek, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dean Tomasek** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2002

My commission expires: 8/2/04

Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of November, 2002, before me personally appeared Teresa Tomasek, by **Dean Tomasek**, as her Attorney-in-Fact, to me known (or proved to on the basis of satisfactory evidence) to the person who executed the foregoing instrument in behalf of Teresa Tomasek acknowledged that such person executed the same a the free act and deed of Teresa Tomasek.

WITNESS my hand and seal this 29th day of November, 2002.

NOTARY PUBLIC

My Commission Expires:

8/2/04

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.