FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/03 10:17 2pgs
Fees:13.00 Taxes:222.00
20030113-0005078

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Ewanda R. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 20 03

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ewanda R. Horton (NAME)	Franklin American Mortgage (NAME)	MAP 82-7
321 Hancock Street (ADDRESS)	501 Corporate Centre Drive; #400 (ADDRESS)	PARCEL 182
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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, Carolyn F. Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ewanda R. Horton, married

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. 42 on the Plan of East Nashville Real Estate Company's Property, as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, and being the easterly 25 feet of North Third Street, formerly McFerrin Street, adjacent to said Lot No. 42 above, now closed by City Ordinance No. 62278, of record in Minute Book 15, Page 40, Office of the Metropolitan Government of Nashville and Davidson County, and described together as follows:

Beginning at a point on the northerly margin of Hancock Street, being the common front corner of Lots 42 and 43 on said plan; thence with the line between said lots, in a northerly direction, 176 feet to the southerly margin of an alley; thence along the southery margin of said alley, westerly 85 feet to a point in the middle of North Third Street, now closed, said point being 25 feet west of the northwest corner of Lot No. 42 on said plan; thence with the middle of said street, now closed, and parallel to and 25 feet west of the line of Lot No. 42, southerly 176 feet to a point in the northerly margin of Hancock Street; thence with the northerly margin of Hancock Street, easterly 85 feet to the point of beginning.

BEING the same property conveyed to Carolyn F. Johnson by deed from Robert M. Reynolds and wife, Katherine T. Reynolds, of record in Book 9082, Page 211,

CONTINUED

unimproved ( )
This is improved (X) property, known as 321 Hancock Street, Nashville, TN 37207
(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 8th day of January, 20 03

Carolyn F. Johnson

Carolyn F. Johnson

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 Carolyn F. Johnson, 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 8th day of January 20 03

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 11, said Register's Office.