WARRANTY DEED

B-MM-02-5510

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

Michael M White

Affiant

Subscribed and sworn to before me, this 15th DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES: 2-9-06

(AFFIX SEAL)

RUDY MARY FRANCES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael M. White	Franklin American Mortgage	
5510 Country Drive, #9	(NAME) 501 Corporate Centre Drive, Suite 400	162-09-A-9
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERICA A. BENDER, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL M. WHITE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Town House 9, Building 2, on the Plan of Hickory Valley Condominiums, Phase II of record in Book 4460, Page 133, said Register's Office, to which plan reference is made for a more complete description.

Together with each and all the rights, privileges, and thereunto belonging as set forth in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase II, including the By-Laws thereunto of record in Book 6659, Page 32, Register's Office.

Being the same property conveyed to Erica A. Bender, unmarried, by Deed dated September 19, 1997 and filed for record on September 23, 1997 in Book 10617, Page 939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4659, page 32 and Book 4769, page 189, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/24/03 10:41 2pgs
Fees:13.00 Taxes:266.03

20030124-0010108

unimproved ( )
This is improved (X) property, known as 5510 Country Drive, #9, Nashville, Tennessee 37211

(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/our hand(s) this 15th day of January, 2003.

Erica A Bender

Erica A. Bender

STATE OF Tennessee
COUNTY OF Davidson

I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Erica A. Bender,unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of January, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903