File Box 24B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2003

Notary Public

MY COMMISSION EXPIRES: November 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward B. Hudgens (NAME)	Mortgage Investors Group (NAME)	MAP 172-14-B
1441 Wexford Downs Lane (ADDRESS)	8320 E Walker Springs Lane (ADDRESS)	PARCEL 102
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, Franklin Heritage Homes, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward B. Hudgens and Abigail S. Hudgens

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. 102, on the Plan of Winfield Park, Phase 2, Section 1, a Planned United Development, of record in Instr. Nos. 2000080400077802, as amended in 2 of record in Instr. No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Danco Property Investments, L.L.C. deeds (dated May, 1998) of record in Book 10937, page 835, Book 10937, page 839, Book 10937, page 843 and Book 11357, page 909, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Franklin Heritage Homes, L.L.C., by deed dated August 15, 2002, from Danco Property Investments, LLC of record in Instr. No. 20020816-0099342, in the Register's Office for Davidson County, Tennesse.

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

This conveyance is subject to taxes for the year 2003, prorated and assumed by the Grantee; all matters as set out on the plan of record in Instr. Nos. 2000080400077802, amended in Instr. No. 20010313-0024106; Declaration of Convenants, Conditions and Restriction and By-laws of record in Book 11113, page 691, and By-Laws in Book 11113, page 717; Easements of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 1441 Wexford Downs Lane, Nashville, TN 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 hand this 30th day of January, 2003

Franklin Heritage Homes, L.L.C.
By: Agent
John Coleman, Agent

Davidson County DEEDWARR
Recvd: 02/03/03 14:40 2pgs
Fees:13.00 Taxes:1083.92

20030203-0014629

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John Coleman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Franklin Heritage Homes, L.L.C. the within named bargainor, and corporation, and that he as such Agent 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 John Coleman as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of January 2003.

My commission expires November 29, 2003

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

11124, page 852, Book 11628, page 204, and Book 11744, page 254; Open-Space Deed of record in Instr. No. 20020515-0059529, said Register's Office; including assessment of homeowners association dues, if any; any and all easements located on the property.