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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of January, 2003.

Notary Public
My Commission expires: 8/1/06
(Affix Seal)

ANDREW H. MOORE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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:
Johnny M. Alvarado	Franklin American Mortgage	136-30-B-50 CO
3880 Priest Lake Drive, #95	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37217	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, **Stu S. Maddux, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Johnny M. Alvarado, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County Tennessee, being Townhouse No. 95, Building 24, together with the garage appurtenant thereto on the plan of Phase 2, Priest Lake Park Condominium Townhouses, of record in Book 4675, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stu S. Maddux, by deed from Billy F. Moore, of record in Book 11531, page 896, 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 4675, page 145, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4943, page 692; Book 4979, page 939; in Book 5083, page 417; in Book 7679, page 173; in Book 8115, page 849; in Book 8115, page 838; in Book 9098, page 765; in Book 9507, page 606; in Book 9927, page 75; in Book 4249, page 892; in Book 4317, page 17; in Book 4505, page 774; in Book 4698, page 969; in Book 5097, page 566; in Book 5456, page 509; in Book 5499, page 879; in Book 5960, page 868; in Book 7422, page 183; in Book 9089, page 757; in Book 9507, page 606; and in Instrument Number 20011025-0116633, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4651, page 412; in Book 4943, page 692; in Book 4979, page 939; in Book 5083, page 417; in Book 5189, page 671, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4651, page 420; in Book 5083, page 417; in Book 8115, page 838; and in Book 9089, page 765, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 4944, page 115, Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 7679, page 173; in Book 8115, page 849; and in Book 9927, page 75, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3880 Priest Lake Drive, #95, Nashville, TN 37217**

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 January 21, 2003.

Stu S. Maddux
Stu S. Maddux
by Kendall Moore
attorney in fact

Davidson County DEEDWARR
Recvd: 02/07/03 08:04 2pgs
Fees:13.00 Taxes:303.40

20030207-0016866

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of January, 2003, before me personally appeared Stu S. Maddux, by Kendall Moore, as his 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 Stu S. Maddux, acknowledged that such person executed the same a the free act and deed of Stu S. Maddux.

WITNESS my hand and seal, this 21st day of January, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires:

8/22/06