THIS INSTRUMENT PREPARED BY: Mudter, Morgan, Patterson Attorneys-at-Law Suite 110 Nashville, Tennessee 37215 **Return to:** FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 20006	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $190,500.00 Donna L. Blaylock Affiant Subscribed and sworn to before me this 20th day of February, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT 30, 2006

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Donna L. Blaylock	Franklin Financial Mortgage,	Map 83-5
1502 Franklin Ave.	110 3rd Avenue North	Parcel 360
Nashville, Tennessee 37206	Franklin, Tennessee 37064	FB#23W11545

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sara Murray and husband, Stephen C. Murray, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Donna L. Blaylock, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1502 Franklin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2003.

Davidson County DEEDWARR
Recvd: 03/04/03 09:53 2pgs
Fees:13.00 Taxes:704.85

20030304-0027978

Sara Murray

Stephen C. Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Murray and Stephen C. Murray, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2003.

My Commission Expires:

Notary Public

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 Block 3 on the Plan of T. P. Weakley's Subdivision, as of record in Plat Book 161, page 105, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sara Murray and husband, Stephen C. Murray by deed from Heath L. Fleming and Melanie C. Toomey, as tenants in common with the right of survivorship appearing as Instrument No. 20020131-0013803, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee and (2) All matters appearing on the Plan of record in Plat Book 161, page 105, said Register's Office.