STATE OF TENNESSEE
COUNTY OF DAVIDSON

03-3107

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Audrey Stradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2003

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Stradford	Franklin American Mortgage Company	72-12
(NAME)	(NAME)	
1817 Stratford Avenue	501 Corporate Centre Drive	244
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Joe L. Wall and H. Mike Suggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Stradford, unmarried

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 03/12/03 12:32 3pgs
Fees:18.00 Taxes:471.75

20030312-0033080

This is improved property known as 1817 Stratford Avenue, Nashville, TN 37216

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 their hand s this 28th day of February, 2003.

Joe L. Wall

H. Mike Suggs

03-3107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, 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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Joe L. Wall the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 28th day of February, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Joe L. Wall and H. Mike Suggs

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 28th day of February, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

File No.: 03-3107

ATTACHMENT

Being Lot No. 188 on the Plan of Burchwood Gardens, Section III, of record in Book 2900, page 116, as corrected in Book 3133, page 541 and Book 3157, page 469, Register's Office for Davidson County, Tennessee.

Said Lot No. 188 begins at a concrete monument at the southwest corner of said lot, said point being the northwest corner of Burchwood Gardens, Section II; thence on a northerly line 78.9 feet to a concrete monument; thence on a northerly line 42.99 feet to a concrete monument; thence in a northerly arch 38.30 feet to a concrete monument; thence on an easterly line 9.83 feet to a concrete monument; thence on an easterly line 90.58 feet to a concrete monument; thence on a southerly line 144.96 feet to a concrete monument; thence on a westerly line North 87 degrees 32 minutes West 139.74 feet to a concrete monument, being the point of beginning.

BEING the same property conveyed to Joe L. Wall and H. Mike Suggs by deed from Elbie T. Swindle and wife, Kathryn H. Swindle, filed of record in Instrument No. 20020408-0042244, Register's Office for Davidson County, Tennessee.