WARRANTY DEED

First Title and Escrow Company
File Box 9B
File Number 20109

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2003

MY COMMISSION EXPIRES November 25, 2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. CHRISTINA M. READ

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Johnston (NAME)	~~Franklin American Mortgage~~ (NAME)	MAP 104-7
2611 Belcourt Avenue (ADDRESS)	~~501 Corporate Centre Drive~~ (ADDRESS)	PARCEL 295
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Franklin Tennessee 37067 (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, Robert T. Gray or Bonnie Jean Gray, Trustee(s) of the Robert T. Gray and Bonnie Jean Gray Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Johnston, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Rich Subdivision of Marshall & Stokes Subdivision plan of record in Plat Book 547, page 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert T. Gray or Bonnie Jean Gray, Trustee(s) of the Robert T. Gray and Bonnie Jean Gray Revocable Living Trust by Quitclaim Deed from Robert T. Gray and wife, Bonnie Jean Gray, of record under Instrument #20000907-0088597, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 172, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/13/03 16:11 2pgs
Fees:13.00 Taxes:814.00
20030313-0034109

unimproved ( )
This is improved (X) property, known as 2611 Belcourt Avenue, Nashville, Tennessee 37212
(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.

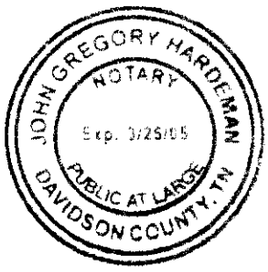
Witness my hand this 7th day of March, 2003

Bonnie Jean Gray Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bonnie Jean Gray with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Robert T. Gray and Bonnie Jean Gray Revocable Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 7 day of March, 2003.



Notary Public