Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 18th day of March, 2003.

Notary Public
My commission expires: 7-24-2004

My Commission Expires JULY 24, 2004

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cynthia A. Lee	FRANKLIN AMERICAN MTG.	117-3-B-104
2601 Hillsboro Road, #G-9	501 CORPORATE CENTRE DR. STE. 400	
Nashville TN 37212	FRANKLIEN, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter E. Derryberry, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cynthia A. Lee, hereinafter called the Grantees, their successors 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 Unit No. G-9, Parcel No. 104 of the Villager Condominiums, of record in Book 5200, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Walter E. Derryberry and wife, Alice S. Derryberry by deed from Martha E. Shipman, individually, of record in Book 9716, Page 980, Register's Office for Davidson County, Tennessee. Alice S. Derryberry having since died.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2601 Hillsboro Road, #G-9, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of March, 2003.

Walter E. Derryberry

Davidson County DEEDWARR
Recvd: 03/24/03 11:47 2pgs
Fees:13.00 Taxes:229.40

20030324-0038481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter E. Derryberry, with whom I am personally acquainted, and N who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of March, 2003.

Notary Public

My Commission expires 03/14/05