THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2003 Notary Public MY COMMISSION EXPIRES: March 27, 2004 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Sanford, Sr. (NAME)	Franklin American Mortgage (NAME)	MAP 131-1-A
4101 Legend Hall (ADDRESS)	501 Corporate Centre Drive, #400 (ADDRESS)	PARCEL 142
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Frnaklin, TN 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, Tamara Trexler-Motley and husband, Wes Motley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Sanford, Sr. and wife, Jane Marie Sanford

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 Unit No. 4101 of Legend Hall, as shown on the Plan of resubdivision of Legend Hall, a planned residental development, of record in Book 5200, page 25, Registers office for said County, to which Plan reference is hereby made for a more complete description, and as shown on said Plan and described by the Master Deed of record in Book 4934, page 15, as amended in book 5627, page 846, and further amendedin Book 5903, page 27, Book 7117, page 22 and Book 8155, page 382, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Tamara T. Robinson, now known as Tamara Trexler-Motley, by quitclaim deed from Jack W. Robinson, Jr., as of record in Instrument No. 20020605-0067833, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/24/03 12:07 2pgs
Fees:13.00 Taxes:1387.50
20030324-0038503

unimproved ( )
This is improved (X) property, known as 4101 Legend Hall, Nashville, TN 37215
(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 our hand s this 18th day of March, 2003

Tamara Trexler-Motley

Wes Motley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamara Trexler-Motley and husband, Wes Motley

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 Nashville, Tennessee, this 18th day of March, 2003

Commission expires March 27, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public