Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1160

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

BOX 10-A

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith E. Blaydes, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James K. Sheridan, and spouse Kimberly C. Sheridan**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot NO. 20 Block "C" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 20 fronts 75 feet on the northerly margin of Auburn Lane and extends back 165 feet on the easterly line and 175.6 feet on the westerly line to a dead line in the rear, measuring 75.6 feet thereon.

Being the same property conveyed to Keith E. Blaydes by deed of record in Book 9215, Page 853, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 03/27/03 09:39 2pgs
Fees:13.00 Taxes:732.60
20030327-0040086

This is improved property, known as: 4002 Auburn Lane, Nashville TN .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of March, 2003

Keith E. Blaydes

_____

State of Tennessee)
County of Davidson)

On this 25th day of March, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Keith E. Blaydes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____



State of Tennessee)
County of Davidson)

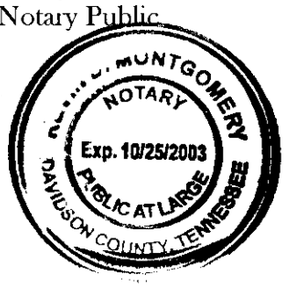
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 198,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of March, 2003.

Notary Public

My Commission Expires: _____



NEW OWNER:
James K. Sheridan
4002 Auburn Lane
Nashville, TN

RESPONSIBLE FOR TAX PAYMENT:
Franklin Financial Mortgage, Inc.
110 - 3rd Avenue North
Franklin, TN 37064

TAX MAP-PARCEL #:
116-12-5