THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20233
BOX 50-B

PREPARED BY: RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $176,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2003.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MATTHEW RYAN HARGIS 7984 Boone Trace Nashville, Tennessee 37221	FRANKLIN AMERICAN MTG 500 CORPORATE CTR DR #400 FRANKLIN, TN 37067	MAP 126-14.00 PAR 112.00CO FB 09D83316

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Marc A. Messier and wife, Myrna M. Messier ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Matthew Ryan Hargis and Shelley D. Gregory ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7984 Boone Trace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2003.

Marc A. Messier

Myrna M. Messier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marc A. Messier and wife, Myrna M. Messier, 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, at office, this 28th day of March, 2003.

My Commission Expires: 11/29/03

Notary Public

NOTARY PUBLIC AT-LARGE STATE OF TENNESSEE GERALD G. PATTERSON

Davidson County DEEDWARR
Recvd: 04/04/03 14:01 2pgs
Fees:13.00 Taxes:651.20

20030404-0044882

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Resubdivision Lot 131, Section Two, Boone Trace at Biltmore as of record in Plat Book 6050, page 587, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marc A. Messier and wife, Myrna M. Messier by deed from Fox Ridge Homes, Inc. of record in Book 10661, page 826, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817; (3) Charter of record in Book 9607, page 534; (4) Easements of record in Book 8992, page 62, Book 9665, page 420; (5) Storm water detention of record as Instrument No. 20021217-0155375; and (6) All matters appearing on the Plan of record in Plat Book 9700, pages 316 and 317, Book 10995, page 618 and Book 11275, page 885, Register's Office for Davidson County, Tennessee.